

# BEST

BUILDING EXCELLENT SCHOOLS TODAY

MAY 2025



SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2025-2026 GRANT APPLICATIONS  
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## SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2025-26 GRANT APPLICATIONS

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

**Capital Construction Assistance Board Members**

Kevin Haas (Chair)	Engineer, Appointed by the Governor
Matthew Samelson (Vice Chair)	Public School Finance Expertise, Appointed by the President of the Senate
Alan Ford	Architect, Appointed by the Governor
Jody Hovde	School Board Member, Appointed by the State Board of Education
Wade Turner	Technology Expert, Appointed by the G.A. Minority Leaders
Lara Vincent	Construction Manager, Appointed by the Governor
George Welsh	Public School Superintendent, Appointed by the State Board of Education
Mark Wilsey	Facility Planner and Manager, Appointed by the Speaker of the House
Vacant	School Facilities Planner/Manager, Appointed by the State Board of Education

**Division Staff**

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

### Grant Application Review Ground Rules

#### **Schedule & Time**

Please be respectful of each other's time. Make your best effort to adhere to the schedule, including time allotted for breaks and lunch.

#### **Completing Work**

Each member shall complete their share of the work for each grant reviewed.

#### **Decision Making**

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

#### **Participation**

All members may speak freely and listen attentively. All members shall participate in all phases of the process unless they are required to recuse themselves.

#### **Focus**

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

#### **Openness / Conflict**

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

#### **Critique**

Each member shall take their work seriously, provide meaningful feedback on their evaluation tools, reflect and self-critique along the way.

#### **Humor**

Each member shall remember to keep a good sense of humor, smile and enjoy the company of others as we move forward in helping public schools throughout the State!



## INTRODUCTION

In 2008, HB08-1335 established the Building Excellent Schools Today (BEST) grant program to assist School Districts, Charter Schools, Institute Charter Schools, BOCES, and the Colorado School for the Deaf and Blind (CSDB) with capital improvements to facilities. The Bill (and future amendments):

- Created the Division of Public School Capital Construction Assistance (Division) within CDE to administer the program;
- Established the Capital Construction Assistance Board (CCAB) to oversee the program;
- Created the Assistance Fund to fund BEST projects;
- Required the establishment of Public School Facility Construction Guidelines (Guidelines);
- Required a statewide facility assessment.

Revenues supporting the Assistance Fund consist of:

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

For the FY2025-26 grant cycle, the CCAB will review 53 applications totaling about \$935 million, requesting \$614 million in State funds, and providing \$321 million in matching funds. The CCAB is responsible for submitting a prioritized list of recommended projects to the State Board of Education for approval and award. This book and attachments summarize all of the applications submitted and provides additional data to assist with evaluation of the applications.

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

Per CRS 22-43.7-109, Section 6.2 of the BEST Rules requires the CCAB, taking into consideration the Statewide Assessment, to prioritize and determine the amount and type of financial assistance provided for projects deemed eligible for BEST funding based on the following criteria, in descending order of importance:

- Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment.
  - As used in this subsection, "technology" means hardware, devices, or equipment necessary for individual student learning and classroom instruction, including access to electronic instructional materials, or necessary for professional use by a classroom teacher.
  - In prioritizing an application for a public school facility renovation project that will address safety hazards or health concerns, the CCAB shall consider the condition of the entire public school facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide financial assistance for the renovation project;
- Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities;
- Projects that will provide career and technical education capital construction in public school facilities;

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

BEST grants are matching grants and each applicant is required to provide matching funds (not to exceed available bonding capacity) in an amount determined using criteria defined in statute. An applicant can submit a waiver request to reduce this amount. The CCAB will evaluate each request and make a decision whether the waiver should be approved or denied.

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

Applications will be reviewed in the order provided, organized by project type, then alphabetically by county, then by applicant name.

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

#### **Individual Grant Application Review:**

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



**Review of Prioritized Grant Applications:**

- After compiling the final scores and ranks and assigning recommended funding sources (cash or lease/purchase), Division staff will present the CCAB with the results of the shortlisted grant application evaluations.
  - The shortlisted projects will be sorted by their identified statutory need: Priority 1-5.
  - The average of voting CCAB member's normalized ranks, accounting for recusals, will be utilized to compile a prioritized list, as determined by the board.
  - In the event of any remaining ties in scoring, the board will break the tie with a vote.
- The CCAB will review the prioritized list and make any final remarks.
- A line will be drawn at the set amount of available funding (State share), which the CCAB will review, and then make a final motion to approve the list. The prioritized list may include backup projects to be awarded in the event a higher ranked project fails to secure matching funds, as well as projects identified for funding with any available Lease/Purchase financing to maximize the grant distribution.
- The CCAB review will yield a prioritized list of projects to submit to the State Board of Education (SBE) for approval. The prioritized list will include the CCAB's recommendation as to the amount and type of financial assistance to be provided and a statement of the source and amount of applicant matching moneys for each recommended project, based upon information provided by the applicant.
- The SBE may approve, disapprove, or modify the provision of financial assistance for any project recommended by the CCAB if the SBE concludes that the CCAB misapplied the prioritization criteria in the statute. If the SBE concludes that the CCAB misapplied the prioritization criteria in the statute, then the SBE shall specifically explain its reasons for finding that the CCAB misapplied the prioritization criteria in writing.
- Once the list is approved, on behalf of the SBE, division staff will then present all projects identified as potential for lease/purchase funding to the Capital Development Committee (CDC). If the CDC concludes that the inclusion of one or more of the projects on the list will unreasonably increase the cost of providing financial assistance that involves lease/purchase agreements for all projects on the list, the list will be resubmitted with modifications. At that time the CDC may disapprove of any single project on the list.
- The above is intended to be only a general outline of the process. The CCAB's recommendations will be made in accordance with applicable statutes and rules.

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

§ 22-43.7-106(2)(i)(I) C.R.S., the Public School Capital Construction Assistance Board may promulgate rules, in accordance with Article 4 of Title 24, C.R.S., as are necessary and proper for the administration of the BEST Act.

**Scope and Purpose**

This regulation shall govern the Building Excellent Schools Today (BEST) Public School Capital Construction Assistance Program pursuant to the BEST Act.

**1. Definitions**

- 1.1. “Applicant” means an entity that submits an Application for Financial Assistance to the Board, including:
  - 1.1.1. A School District;
  - 1.1.2. A District Charter School;
  - 1.1.3. An Institute Charter School;
  - 1.1.4. A Board of Cooperative Educational Services (BOCES);
  - 1.1.5. The Colorado School for the Deaf and Blind.
- 1.2. “Application” means the Application for Financial Assistance submitted by an Applicant.
- 1.3. “Assistance Fund” means the public school capital construction assistance fund created in § 22-43.7-104(1) C.R.S.
- 1.4. “Authorizer” means the School District that authorized the charter contract of a Charter School or, in the case of an Institute Charter School, as defined in § 22-43.7-106(1) C.R.S., the State Charter School Institute created and existing pursuant to § 22-30.5-502(6) C.R.S.
- 1.5. “BEST Act” means § 22-43.7-101 C.R.S. et seq.
- 1.6. “BEST Lease-purchase Funding” means funding from a sublease-purchase agreement entered into between the state and an entity as described in 2.1 pursuant to § 22-43.7-110(2) C.R.S.
- 1.7. “BEST Cash Grant” means cash funding as a matching grant.
- 1.8. “BEST Emergency Grant” means a request for Financial Assistance in connection with a Public School Facility Emergency.



- 1.9. "Board" means the Public School Capital Construction Assistance Board created in § 22-43.7-106 (1) C.R.S.
- 1.10. "Board of Cooperative Educational Services" or "BOCES" means a Board of Cooperative Services created and existing pursuant to § 22-5-104 C.R.S. that is eligible to receive State moneys pursuant to § 22-5-114 C.R.S.
- 1.11. "Capital Construction" has the same meaning as set forth in § 24-30-1301 (2); C.R.S. except that the term also includes technology, as defined in § 22-43.7-109 (5)(a)(I)(B)
- 1.12. "Capital Renewal Reserve" means moneys set aside by an Applicant that has received an award for a project for the specific purpose of replacing major Public School Facility systems with projected life cycles such as, but not limited to, roofs, interior finishes, electrical systems and heating, ventilating, and air conditioning systems.
- 1.13. "Charter School" means a Charter School as described in § 22-54-124 (1)(f.6)(I)(A) or (1)(f.6)(I)(B) C.R.S.
- 1.14. "Eligible Charter School" means a qualified charter school that is eligible for the Loan Program as defined in § 22-30.5-408(1)(c) C.R.S. and authorized to receive financial assistance pursuant to 22-43.7-103(7) C.R.S.
- 1.15. "Division" means the Division of Public School Capital Construction Assistance created in § 22-43.7-105 C.R.S.
- 1.16. "Financial Assistance" means BEST Cash Grants; BEST Lease-purchase Funding; BEST Emergency Grants; funding provided as matching grants by the Board from the Assistance Fund to an Applicant; or any other expenditure made from the Assistance Fund for the purpose of financing Public School Facility Capital Construction as authorized by the BEST Act.
- 1.17. "Grantee" means a School District, Charter School, Institute Charter School, BOCES or the Colorado School for the Deaf and Blind that has applied for Financial Assistance and received an award.
- 1.18. "Institute Charter School" means a Charter School chartered by the Colorado State Charter School Institute pursuant to § 22-30.5-507 C.R.S.
- 1.19. "Loan Program" means the charter school matching moneys loan program pursuant to 22-43.7-110.5 C.R.S.
- 1.20. "Matching Moneys" means moneys required to be used directly to pay a portion of the costs of a Public School Facility Capital Construction project by an Applicant as a condition of an award of Financial Assistance to the Applicant pursuant to § 22-43.7-109 (9) C.R.S and/or 22-43.7-110(2) C.R.S.
- 1.21. "Project" means the Capital Construction Project for which Financial Assistance is being requested.
- 1.22. "Public School Facility" means a building or portion of a building used for educational purposes by a School District, Charter School, Institute Charter School, a Board of Cooperative Education Services, the Colorado School for the Deaf and Blind created and existing pursuant to § 22-80-102(1)(a) C.R.S., including but not limited to school sites, classrooms, data centers, libraries and media centers, cafeterias and kitchens, auditoriums, multipurpose rooms, and other multi-use spaces; except that "Public School Facility" does not include a learning center, as defined in § 22-30.7-102(4) C.R.S., that is not used for any other public school purpose and is not part of a building otherwise owned, or leased in its entirety, by a School District, a Board of Cooperative Education Services, a Charter School, Institute Charter School, or the Colorado School for the Deaf and Blind for educational purposes.
- 1.23. "Public School Facility Construction Guidelines" means Public School Facility Construction Guidelines as established in § 22-43.7-107 C.R.S.

- 1.24. “Public School Facility Emergency” means an unanticipated event that makes all or a significant portion of a Public School Facility unusable for educational purposes or poses an imminent threat to the health or safety of persons using the Public School Facility.
- 1.25. “School District” means a School District, other than a junior or community college district, organized and existing pursuant to law in Colorado pursuant to § 22-43.7-103 (14) C.R.S.
- 1.26. “State Board” means the State Board of Education created and existing pursuant to section 1 of article IX of the State Constitution.
- 1.27. “Statewide Assessment” means the Financial Assistance priority assessment conducted pursuant to § 22-43.7-108 C.R.S.

## **2. Eligibility**

- 2.1. The following entities are eligible to apply for Financial Assistance:
  - 2.1.1. A School District;
  - 2.1.2. A District Charter School or individual school of a School District if the school applies through the School District in which the school is located. The School District shall forward the Application from a Charter School or individual school of a School District to the Division with its comments;
  - 2.1.3. An Institute Charter School;
  - 2.1.4. A Board of Cooperative Educational Services (BOCES);
  - 2.1.5. The Colorado School for the Deaf and Blind.
- 2.2. The Board may only provide Financial Assistance for a Project for a Public School Facility that the Applicant owns or will have the right to own in the future under the terms of a lease-purchase agreement with the owner of the facility or a sublease-purchase agreement with the state entered into pursuant to § 22-43.7-110(2) C.R.S.
- 2.3. The Board, with the support of the Division and subject to the approval of the State Board and the lessor of the property, may provide financial assistance as specified in this section to an applicant that is operating or will operate in the next budget year in a leased facility that is:
  - 2.3.1. Listed on the state inventory of real property and improvements and other capital assets maintained by the Office of the State Architect pursuant to § 24-30-1303.5, C.R.S.; or
  - 2.3.2. State-owned property leased by the State Board of Land Commissioners, described in § 36-1-101.5, C.R.S., to the applicant.
  - 2.3.3. An award of financial assistance must be used to preserve or enhance the value of state-owned, leased property.
- 2.4. The Board may only provide financial assistance for a capital construction project for a public school in existence for at least three years at any time before the Board receives an application for financial assistance.
- 2.5. For a BEST Emergency Grant, the Applicant shall be operating in the Public School Facility for which Financial Assistance is requested.

## **3. Assistance Board**



### 3.1. Conflict of Interest

#### 3.1.1. In regard to Board members providing information to potential Applicants:

3.1.1.1. Board members shall exercise caution when responding to requests for information regarding potential Applications, especially in regard to questions that may increase the chances that the Board would give a favorable recommendation on an Application or Project.

3.1.2. If a potential or actual conflict of interest occurs with a Board member, the Board member will complete a Conflict of Interest disclosure form and it will be presented at the following CCAB meeting. The Division shall document the date of the disclosure, the name of the board member and conflict disclosed, and the documented disclosure shall be retained and made available at all board meetings which evaluation of applications or voting occurs.

3.1.3. Board members, and their firms, shall not present their position on the Board to School Districts, Charter Schools, Institute Charter Schools, BOCES, or the Colorado School for the Deaf and Blind as an advantage for using their firm over other firms in a bid to provide services on any capital construction project.

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

3.1.4.1. If a Board member's firm has no prior involvement regarding the Project included in an Application and the Board member does not have a direct or indirect substantial financial interest in an Application, the Board member may appropriately vote on the Application, but may not bid or work on the Project. The Board member's firm may bid or work on the Project, so long as the Board member plays no role in the entire procurement process and the Board member discloses any conflict of interest;

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

3.1.4.3. At all times Board members must exercise judgment and caution to avoid conflicts of interest and/or appearance of impropriety, and should inform the Division staff of any questionable situation that may arise. A Board member may recuse himself or herself from any vote.

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

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

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

- 3.1.5. In cases where a Board member has violated the conflict of interest policy as determined by the board chair, the Division Director will notify the Board member's appointing authority of the violation in writing. In the event of a conflict involving the board chair, the vice-chair will make the determination.

#### 4. Matching Requirement

- 4.1. Except as provided below in section 4.2, Financial Assistance may be provided only if the Applicant provides Matching Moneys in an amount equal to a percentage of the total cost of the Project determined by the Board after consideration of the Applicant's financial capacity, based on the following factors:
- 4.1.1. With respect to a School District's Application for Financial Assistance:
- 4.1.1.1. The School District's assessed value per pupil relative to the state average;
  - 4.1.1.2. The School District's median household income relative to the state average;
  - 4.1.1.3. The total dollar amount of all school district mills, per capita, relative to the statewide average;
  - 4.1.1.4. The percentage of pupils enrolled in the School District who are eligible for free or reduced-cost lunch;
  - 4.1.1.5. The school district's current available bond capacity remaining; and
  - 4.1.1.6. The amount of effort put forth by the School District to obtain voter approval for a ballot question for bonded indebtedness, including but not limited to, a ballot question for entry by the district into a sublease-purchase agreement of the type that constitutes an indebtedness of the district pursuant to § 22-32-127 C.R.S., during the ten years preceding the year in which the district submitted the Application, which factor may be used only to reduce the percentage of Matching Moneys required from a district that has put forth such effort and not to increase the amount of Matching Moneys required from any district;
  - 4.1.1.7. A School District shall not be required to provide any amount of Matching Moneys in excess of the difference between the School District's limit of bonded indebtedness, as calculated pursuant to § 22-42-104 C.R.S., and the total amount of outstanding bonded indebtedness already incurred by the School District.
- 4.1.2. With respect to a Board of Cooperative Education Services' Application for Financial Assistance:
- 4.1.2.1. The average assessed value per pupil of all members of the Board of Cooperative Education Services participating in the Project relative to the state average;
  - 4.1.2.2. The average median household income of all members of the Board of Cooperative Education Services participating in the Project relative to the state average;
  - 4.1.2.3. The average total dollar amount of all school district mills, per capita, of all members of the Board of Cooperative Education Services participating in the Project relative to the statewide average;
  - 4.1.2.4. The percentage of pupils enrolled in the member schools within the Board of Cooperative Education Services that are participating in the Project who are eligible for free or reduced-cost lunch;
  - 4.1.2.5. The average available bond capacity remaining of all members of the board of cooperative services participating in the capital construction project;

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

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

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

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

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

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

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

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

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

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

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

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

4.2. Waiver or reduction of Matching Moneys



- 4.2.1. An Applicant may apply to the Board for a waiver or reduction of the Matching Moneys requirement. Such application shall discuss unique issues demonstrating why the percentage is not representative of the Applicant's current financial state. The Board may grant a waiver or reduction if it determines:
  - 4.2.1.1. That the waiver or reduction would significantly enhance educational opportunity and quality within a School District, Board of Cooperative Education Services, or Applicant school,
  - 4.2.1.2. That the cost of complying with the Matching Moneys requirement would significantly limit educational opportunities within a School District, Board of Cooperative Education Services, or Applicant school, or
  - 4.2.1.3. That extenuating circumstances deemed significant by the Board make a waiver appropriate.
- 4.2.2. An applicant must complete a waiver application and submit it to the Board in conjunction with their grant application. The waiver application shall explain issues and impacts in detail, including dollar amounts of the issues and impacts, and demonstrate why each of the factors used to calculate their Matching Moneys percentage are not representative of their actual financial capacity. The Board will determine the merit of the waiver by evaluating each wavier application using the prescribed wavier application evaluation tool.
- 4.3. Charter School matching moneys Loan Program.
  - 4.3.1. The Charter School matching moneys Loan Program will assist Eligible Charter Schools in obtaining the Matching Moneys requirement for an award of Financial Assistance pursuant to 22-43.7-109 C.R.S.
  - 4.3.2. An Eligible Charter School that chooses to seek a loan through the Loan Program shall apply to the Board to receive a loan.
  - 4.3.3. To be an Eligible Charter School for the Loan Program means a Charter School that is described in § 22-30.5-104 or an Institute Charter School as that term is defined in § 22-30.5-502 has a stand-alone credit assessment or rating of at least investment grade by a nationally recognized rating agency at the time of issuance of any qualified Charter School bonds on behalf of the Charter School by the Colorado educational and cultural facilities authority pursuant to the "Colorado Educational and Cultural Facilities Authority Act", article 15 of title 23, C.R.S., and that has been certified as a qualified Charter School by the State Treasurer.
  - 4.3.4. The Board may approve a loan for an Eligible Charter School in an amount that does not exceed fifty percent of the amount of Matching Moneys calculated for the Eligible Charter School pursuant to 22-43.7-109(9)(c) C.R.S.
  - 4.3.5. If a loan is approved by the Board the project will be considered as a BEST Lease-Purchase project pursuant to 22-43.7-110.5(2)(b)C.R.S., and the proposed project must be one that is financeable.
  - 4.3.6. The Board shall direct the State Treasurer to include the amount of a loan approved pursuant to the terms in the Lease-Purchase agreement entered into pursuant to 22-43.7-110 (2) C.R.S. to provide Financial Assistance to the Eligible Charter School for which the loan is approved.
  - 4.3.7. Charter School Loan Program application
    - 4.3.7.1. An application for a loan shall include:

- 4.3.7.1.1. Basic contact information, justification for seeking a BEST loan and documentation of a stand-alone credit assessment or rating of at least investment grade by a nationally recognized rating agency for the Charter School;
  - 4.3.7.1.2. Identify the Charter Schools current facilities and indicate if those facilities are owned, leased or in a lease-purchase agreement;
  - 4.3.7.1.3. A current credit disclosure statement along, any business notes payable or reviews, notices or warnings from the Charter School's authorizer;
  - 4.3.7.1.4. Financial information to include internal financial statements, CPA Audits and IRS 990's for the previous three years. Detailed operating budget for the current and next year. The Charter School's projected operating budget for the next five years. Enrollment figures for the previous three years, the current year and the following three years;
  - 4.3.7.1.5. CDE listed minimum match requirement for the BEST grant;
  - 4.3.7.1.6. Amount of total match provided by the Charter School for the BEST grant;
  - 4.3.7.1.7. Amount of the loan request for the BEST grant;
  - 4.3.7.1.8. A loan application from a Charter School shall include signatures of the District Superintendent, School Board Officer, and the Charter School Director;
  - 4.3.7.1.9. A loan application from an Institute Charter School shall include signatures of the Charter School Institute Director and the Institute Charter School Director;
  - 4.3.7.1.10. Applications that are incomplete may be rejected without further review.
- 4.3.8. Charter School Loan Program deadline for submission
- 4.3.8.1. The loan application, along with any supporting material, shall be submitted with the BEST grant application on or before the BEST grant application due date.
  - 4.3.8.2. An application will not be accepted unless it is received in the Board office by 4:30 p.m. on or before the deadline date determined by the board.
  - 4.3.8.3. The Board may, in its sole discretion and upon a showing of good cause in written request from an Applicant, extend the deadline for filing an Application.
- 4.3.9. To receive a loan through the Loan Program, an Eligible Charter School shall:
- 4.3.9.1. Authorize the State Treasurer to withhold moneys payable to the Eligible Charter School in the amount of the loan payments pursuant to 22-30.5-406 C.R.S.;
  - 4.3.9.2. Pay an interest rate on the loan that is equal to the interest rate paid by the State Treasurer on the Lease-Purchase agreement entered into pursuant to 22-43.7-110 C.R.S. to provide Financial Assistance to the Eligible Charter School for which the loan is approved;
  - 4.3.9.3. Amortize the loan payments over the same period in years as the Lease-Purchase agreement entered into pursuant to 22-43.7-110 C.R.S. to provide Financial Assistance to the Eligible Charter School for which the loan is approved; except that the Eligible Charter School may pay the full amount of the loan early without incurring a prepayment penalty; and

- 4.3.9.4. Create an escrow account for the benefit of the state with a balance in the amount of six months of loan payments.

## 5. Applications

- 5.1. Deadline for submission
  - 5.1.1. Except as provided below, Applications shall be filed with the Board on or before a date determined by the Board.
  - 5.1.2. An Application will not be accepted unless it is received in the Board office by 4:00 p.m. on or before the deadline date determined by the Board. This does not apply to an Application in connection with a Public School Facility Emergency;
  - 5.1.3. The Board may, in its sole discretion and upon a showing of good cause in a written request from an Applicant, extend the deadline for filing an Application.
- 5.2. The Board prefers Applications to be in electronic form, but one hard copy to the Board office is acceptable. Each Application shall be in a form prescribed by the Board and shall include, but not be limited to, the following (with supporting documentation):
  - 5.2.1. A description of the scope and nature of the Project;
  - 5.2.2. A description of the architectural, functional, and construction standards that are to be applied to the Project that indicates whether the standards are consistent with the Construction Guidelines and provides an explanation for the use of any standard that is not consistent with the Construction Guidelines;
  - 5.2.3. The estimated amount of Financial Assistance needed for the Project and the form and amount of Matching Moneys that the Applicant will provide for the Project;
  - 5.2.4. If the Project involves the construction of a new Public School Facility or a major renovation of an existing Public School Facility, a demonstration of the ability and willingness of the Applicant to renew the Project over time that includes, at a minimum, the establishment of a capital renewal budget and a commitment to make annual contributions to a Capital Renewal Reserve within a School District's capital reserve fund or any functionally similar reserve fund separately maintained by an Applicant that is not a School District;
  - 5.2.5. If the Application is for Financial Assistance for the renovation, reconstruction, expansion, or replacement of an existing Public School Facility, a description of the condition of the Public School Facility at the time the Applicant purchased or completed the construction of the Public School Facility and, if the Public School Facility was not new or was not adequate at that time, the rationale of the Applicant for purchasing the Public School Facility or constructing it in the manner in which it did;
  - 5.2.6. A statement regarding the means by which the Applicant intends to provide Matching Moneys required for the project, including but not limited to voter-approved multiple-fiscal year debt or other financial obligations, utility cost savings associated with any utility costs-savings contract, as defined in § 24-30-2001 (6), gifts, grants, donations, or any other means of financing permitted by law, or the intent of the Applicant to seek a waiver of the Matching Moneys requirement. If an Applicant that is a School District or a Board of Cooperative Educational Services with a participating School District intends to raise Matching Moneys by obtaining voter approval to enter into a sublease-purchase agreement that constitutes an indebtedness of the district as pursuant to § 22-32-127 C.R.S., it shall indicate whether it has received the required voter approval or, if the election has not already been held, the anticipated date of the election;
  - 5.2.7. A description of any efforts by the Applicant to coordinate Capital Construction projects with local governmental entities or community-based or other organizations that provide facilities or services that

benefit the community in order to more efficiently or effectively provide such facilities or services, including but not limited to a description of any financial commitment received from any such entity or organization that will allow better leveraging of any Financial Assistance awarded;

- 5.2.8. If deemed relevant by the applicant, a statement of the applicant's annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and the amount of any reduction in such costs expected to result if the applicant receives financial assistance;
  - 5.2.9. A copy of any existing Master Plan or facility assessment relating to the facility(ies) for which Financial Assistance is sought;
  - 5.2.10. If the Application is for Financial Assistance for either the construction of a new Public School Facility that will replace one or more existing Public School Facilities or the reconstruction or expansion of an existing Public School Facility and if the Applicant will stop using an existing Public School Facility for its current use if it receives the Grant, the Applicant will include a plan for the future use or disposition of the existing Public School Facility and the estimated cost of implementing the plan.
  - 5.2.11. Any other information that the Board may require for the evaluation of the project;
  - 5.2.12. An Application from a School District shall include signatures of the Superintendent and a District Board Officer;
  - 5.2.13. An Application from a Charter School shall include signatures of the District Superintendent, School Board Officer, and the Charter School Director;
  - 5.2.14. An Application from an Institute Charter School shall include signatures of the Charter School Institute Director and the Institute Charter School Director;
  - 5.2.15. An Application from a Board of Cooperative Educational Services shall include signatures of the BOCES Director and a BOCES Board Officer;
  - 5.2.16. An Application from the Colorado School for the Deaf and Blind shall include signatures of the Colorado School for the Deaf and Blind Director and a Colorado School for the Deaf and Blind Board Officer.
- 5.3. BEST Lease-Purchase Funding
- 5.3.1. In addition to the information required in section 5.2 above, the Applicant shall agree to provide any necessary documentation related to securing the lease-purchase agreement.
- 5.4. BEST Emergency Grants
- 5.4.1. Applicant shall contact the Division by phone, fax, or email. Appropriate follow up documentation will be determined based on type and severity of emergency, including financial need.
  - 5.4.2. In the event the Governor declares a disaster emergency, pursuant to § 24-33.5-704(4) C.R.S., the Division shall, as soon as possible following the declaration of the disaster emergency, contact each affected school facility in any area of the State in which the Governor declared the disaster emergency to assess any facility needs resulting from the declared disaster emergency.
    - 5.4.2.1. The Division must report its findings to the Board as soon as possible following its outreach.



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

5.4.3. The Board shall meet within fifteen days of receiving the Application for a BEST Emergency Grant to determine whether to recommend to the State Board that emergency Financial Assistance be provided, the amount of any assistance recommended to be provided, and any conditions that the Applicant shall meet to receive the assistance.

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

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

## **6. Application Review**

6.1. Time for Review

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

6.1.2. The Board will submit the prioritized list of Projects to the State Board for which the Board is recommending Financial Assistance according to the timeline established by the Board;

6.1.3. In the case of Financial Assistance that involves lease-purchase agreements, the prioritized list is subject to both the preliminary approval of the state board and the final approval of the capital development committee.

6.1.4. The Board may, in its discretion, extend these deadlines.

6.2. The Board, taking into consideration the Statewide Financial Assistance Priority Assessment, conducted pursuant to § 22-43.7-108 shall prioritize and determine the type and amount of the grant or matching grant for Applications for Projects deemed eligible for Financial Assistance based on the following criteria, in descending order of importance:

6.2.1. Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

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

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

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

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

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

- 6.2.6. All other projects.
- 6.2.7. Among other considerations, the Board may take into account the following in reviewing Applications:
  - 6.2.7.1. The amount of the matching contribution being provided in excess of or less than the minimum;
  - 6.2.7.2. Whether the Applicant has been placed on financial watch by the Colorado Department of Education;
  - 6.2.7.3. Overall condition of the Applicant's existing facilities;
  - 6.2.7.4. The project cost per pupil based on number of pupils affected by the proposed Project;
  - 6.2.7.5. The project life cycle.
  - 6.2.7.6. The Public School Facility's Facility Condition Index (FCI), Colorado Facility Index (CFI), school priority score and construction guidelines score.
  - 6.2.7.7. The Applicants ability to help itself, including available bonding capacity, planning and criteria in sections 4.1.1 or 4.1.2 or 4.1.3.
- 6.3. Additional actions the Board may take when reviewing an Application:
  - 6.3.1. The Board may modify the amount of Financial Assistance requested or modify the amount of Matching Moneys required; and
  - 6.3.2. The Board may recommend funding a Project in its entirety or recommend a partial award to the Project;
    - 6.3.2.1. If a Project is partially funded a written explanation will be provided.
    - 6.3.2.2. If the Board recommends partial funding for a Project and the Applicant declines such funding, the Board will deem the Applicant to have withdrawn its Application.
- 6.4. The Board shall submit to the State Board the prioritized list of Projects.
  - 6.4.1. The prioritized list shall include the Board's recommendation to the State Board as to the amount of Financial Assistance to be provided to each Applicant approved by the Board to receive funding and whether the assistance should be in the form of a BEST Cash Grant, BEST Lease-purchase Funding or a BEST Emergency Grant.
  - 6.4.2. When funding State Board-approved alternate Projects, the Board may offer funding to a Project in its entirety or may offer a partial award, based on available appropriations. If the Board offers partial funding to a Project and the Applicant declines such funding, the Board will deem the Applicant to have withdrawn solely for purposes of allowing the next-highest priority alternate Projects to be funded.
- 6.5. In considering the amount of each recommended award of Financial Assistance, the Board shall seek to be as equitable as practical in considering the total financial capacity of each Applicant.
- 7. **BEST Lease-purchase Funding**

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

## **8. Payment and Oversight**

- 8.1. Payment.
  - 8.1.1. All Cash Grant Financial Assistance Grantees must sign a grant contract with CDE outlining the terms and conditions associated with the Financial Assistance.
  - 8.1.2. All Financial Assistance awarded is expressly conditioned on the availability of funds.
  - 8.1.3. Payment of Financial Assistance will be on a draw basis. As a Grantee expends funds on a Project, the Grantee may submit a request for funds to the Division on a fund request form provided by the Division. The fund request shall be accompanied by copies of invoices from the vendors for which reimbursement is being requested and any other documentation requested by the Division.
    - 8.1.3.1. The Division will review the fund request and make payment. Payments will only be made for work that is included in the Project scope of work defined in the Application.
    - 8.1.3.2. If the Grantee is a School District, request for payment shall come from the School District. Requests will not be accepted from individual School District schools.
    - 8.1.3.3. If the Grantee is a District Charter School, request for payment shall come from the School District. Payment shall be made to the School District and the School District shall make payment to the charter school. The School District may not retain any portion of the moneys for any reason.
    - 8.1.3.4. If the Grantee is an Institute Charter School, request for payment shall come from the Charter School Institute and the Charter School Institute shall make payment to the Institute Charter School. Payment shall be made directly to the Charter School Institute.
    - 8.1.3.5. If the Grantee is a Board of Cooperative Educational Services, request for payment shall come from the Board of Cooperative Educational Services. Requests will not be accepted from individual Board of Cooperative Educational Services schools.

8.1.3.6. If the Grantee is the Colorado School for the Deaf and Blind, request for payment shall come from the Colorado School for the Deaf and Blind.

8.1.4. Payment of BEST Lease-purchase Funding will be determined by the terms of the lease-purchase agreement and any subsequent sublease-purchase agreements.

## 8.2. Oversight

8.2.1. When a Grantee completes Project, it shall submit a final report to the Division on a Division provided form before final payment will be made. Once the final report is submitted and final payment is made, the Project shall be considered closed.

8.2.2. If a Grantee has not used all Financial Assistance on a closed out BEST Cash Grant, the unused balance will be returned to the Assistance Fund.

8.2.3. If a Grantee has not used all Financial Assistance on a closed out Lease-Purchase Grant, the unused balance will be treated in accordance with the Board policy on returning Matching Moneys.

8.2.4. The Division may make site visits to review Project progress or to review a completed Project;

8.2.5. The Division may require a Grantee to hire additional independent professional construction management to represent the Applicant's interests, if the Division deems it necessary due to the size of the Project, the complexity of the Project, or the Grantee's ability to manage the Project with Grantee personnel.

8.2.6. Upon completion of a new school, major renovation or addition Project, the Grantee shall affix a permanent sign that reads: "Funding for this school was provided through the Building Excellent Schools Today Program from local matching dollars, Colorado State Land Board, School Trust Lands, the Colorado Lottery, and excise taxes." with modifications if waived in writing by the Division.

## 9. Technical Consultation

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

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

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

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

## 1.1. Purpose

1.1.1. Section 22-43.7-107(1)(a), C.R.S. states, The board shall establish public school facility construction guidelines for use by the board in assessing and prioritizing public school capital construction needs throughout the state as required by section 22-43.7-108, C.R.S. reviewing applications for financial assistance, and making recommendations to the state board regarding appropriate allocation of awards of financial assistance from the assistance fund only to applicants. The board shall establish the guidelines in rules promulgated in accordance with article 4 of title 24, C.R.S.

1.1.2. Section 22-43.7-107(1)(b), C.R.S. states, It is the intent of the general assembly that the Public School Facility Construction Guidelines established by the board be used only for the purposes specified in section 1.1.1 above.

1.1.3. The Public School Facility Construction Guidelines shall identify and describe the capital construction, renovation, and equipment needs in public school facilities and means of addressing those needs that will provide educational and safety benefits at a reasonable cost.

## 1.2. Statutory Authority

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

**Article 2 - Definitions**

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

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

“ES” means Elementary School.

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

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



“Guidelines” means the Public School Facility Construction Guidelines.

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

“HS” means High School.

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

“MS” means Middle School.

“SF” means Square Foot.

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

### **Article 3 - Codes, Documents and Standards incorporated by reference**

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

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

**Article 4 - These Guidelines are not mandatory standards to be imposed on school districts, charter schools, institute charter schools, the boards of cooperative services or the Colorado School for the Deaf and Blind. As required by statute, the Guidelines address:**

- 4.1 Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law. Public school facility accessibility.
  - 4.1.1 Sound building structures. Each building should be constructed and maintained with sound structural foundation, floor, wall and roof systems.
    - 4.1.1.1 - All building structures shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.
  - 4.1.2 Classroom Acoustics. To address issues of reverberation time and background noise in classrooms refer to ANSI/ASA S12.60-2010/ Part 1, American National Standard Acoustical Performance Criteria, Design Requirements, and Guidelines for Schools, Part 1: Permanent Schools.
  - 4.1.3 Roofs. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor who is approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes water-shedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees).
    - 4.1.3.1 - Low slope roofing systems:
      - 4.1.3.1.1 - Built-up – minimum 4 ply, type IV fiberglass felt, asphalt BUR system. Gravel or cap sheet surfacing required.
      - 4.1.3.1.2 - Ethylene Propylene Diene Monomer - minimum 60 mil EPDM membrane, with a ballasted or adhered system.
      - 4.1.3.1.3 - Poly Vinyl Chloride - minimum 60 mil PVC membrane adhered or mechanically attached systems.
      - 4.1.3.1.4 - Thermal Polyolefin - minimum 60 mil membrane adhered or mechanically attached systems.

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

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

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

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



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

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

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

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

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

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

4.1.11.2.1.6 - Door hinges should have non-removable pins.

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

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

4.1.11.3 - Automated Locking Mechanisms.

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

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

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

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

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

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

#### 4.1.11.4 Manual Locking Devices

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

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

#### 4.1.11.5 Emergency Lockdown

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

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

#### 4.1.11.6 Intrusion Detection

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

#### 4.1.11.7 Alarm System

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

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

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

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

#### 4.1.11.8 Security Integration

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

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

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

- 4.1.14 Health care room. A separate health care room shall be provided and shall comply with the Department Of Public Health and Environment, Division of Environmental Health and Sustainability, 6 CR 1010-6 Rules and Regulations Governing Schools in the State of Colorado.
- 4.1.15 A site that safely separates pedestrian and vehicular traffic and is laid out with the following guidelines:
- 4.1.15.1 - Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow.
  - 4.1.15.2 - When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking.
  - 4.1.15.3 - Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles, and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Students should not have to load or unload where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.
  - 4.1.15.4 - Provide well-maintained sidewalks and a designated safe path leading to the school entrance(s).
  - 4.1.15.5 - Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries.
  - 4.1.15.6 - Facilities should provide bicycle access and storage if appropriate.
  - 4.1.15.7 - Fire lanes shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30 or the local fire department. Local fire department must adhere to the codes adopted by DFPC.
  - 4.1.15.8 - Playgrounds shall comply with the ICC A117.1-2009 Accessible and Usable Buildings and Facilities and shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.
- 4.1.16 Severe weather preparedness.
- 4.1.16.1 - Designated emergency shelters shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30 and ICC 500.
- 4.2 Technology, including but not limited to telecommunications and internet connectivity technology and hardware, devices or equipment necessary for individual student learning and classroom instruction, including access to electronic instructional materials, or necessary for professional use by a classroom teacher.
- 4.2.1 Educational facilities for individual student learning, classroom instruction, online instruction and associated technologies, connected to the Colorado institutions of higher education distant learning networks "Internet" and "Internet two."

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



4.2.8 Connectivity standards.

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

4.2.8.2 - Wired.

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

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

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

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

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

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

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

4.3.1.1 - Minimum occupancy requirements for schools:

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

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

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

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

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

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

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

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

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

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4.3.2 Other rooms.

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

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

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

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

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

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

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

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

4.4.4.4.7.2 Plant Materials: Consider Native materials, Xeriscaping.

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

4.4.4.4.8 – Permitting

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

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

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

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

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

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

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## Editor's Notes

### History

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

Entire rule eff. 01/30/2009.

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

Entire rule eff. 12/30/2011.

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

Entire rule eff. 01/30/2015.

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

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

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

Rule 4.2 eff. 12/30/2017.

Rule 4.4.2.1.1 eff. 02/14/2021.





**FY 2025-2026 Application**

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

**Recusal:**

Member is recused from this project

*Request Amount: \$-*  
*Match Amount: \$-*  
*Total Request: \$-*  
*Match Percentage: \$-*

<b>Staff Evaluation Summary</b>	<b>Score</b>
<b>1. Priority (not included in score)</b>	3
<b>2. Demonstrated Need</b>	3
<b>3. Planning</b>	3
<b>4. Deficiencies</b>	3
<b>5. Solution</b>	3
<b>6. Project Cost</b>	3
<b>7. Project Size</b>	3
<b>8. Procurement</b>	3
<b>Total Staff Score (Total Points /2)</b>	10.5

<b>Staff Evaluation Comments:</b>

**Capital Construction Assistance Board Member Evaluation**

**Grant Application Statutory Need**

Pursuant to 22-43.7-109(5) C.R.S., the board shall prioritize applications that describe public school facility capital construction projects deemed eligible for financial assistance based on the following criteria, in descending order of importance:

**Priority 1**

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

**Priority 2**

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

**Priority 3**

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

**Priority 4**

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

**Priority 5**

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

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

- Priority 1
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Evaluator Comments & Notes:

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

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

**Conditions of the Entire Public School Facility**

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

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

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

**3. Deficiencies: The deficiencies presented in the application are compelling, and necessitate capital assistance. [Question II.D, II.E, Facility Insight]**

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

Evaluator Comments & Notes:

**Project Proposal**

**Evaluator Review of Project Proposal**

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**4. Solution Addresses Deficiencies: The solution presented by the applicant effectively and efficiently resolves all critical deficiencies noted within the application. [Question II.F]**

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

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**5. Appropriate Solution: The scope of work proposed in the solution appears to be reasonable and well planned. [Question II.F, II.G]**

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

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**6. Time Sensitivity: The project is urgent in nature. [Question II.H]**

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

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Evaluator Comments & Notes:

**Financial Capacity**

**Evaluator Review of Financial Capacity**

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

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

**8. Efficient Use of Funds: The project cost is appropriate and an effective use of state resources. [Sections II and III]**

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

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

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

**Supplemental Grants:**

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

No (0)  Yes (2)

Evaluator Comments & Notes:

**14. Evaluator Recommendation to Shortlist this Application**

Yes  No

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

Evaluator Notes Section for Information Only:

**CCAB Evaluation Total Possible Points = 42**  
**Staff Evaluation Total Possible Points = 10.5**  
**Total Maximum Combined Points = 52.5**

**Projects are ranked in total score order by CCAB members, with any ties broken in ranking process, average normalized rank among board members determines the prioritized list of projects.**

<b>Staff Evaluation</b>	<b>Possible Points</b>	<b>Staff Score</b>
<b>1. Priority:</b> Based on the identified deficiencies and proposed solutions, the division would categorize this application as Priority XX.	Priority 1-5	
<b>2. Demonstrated Need:</b> The proposed project is supported by the Facility Condition Index (FCI) from the statewide facility assessment, or an assessment provided by the applicant.		3
<b>High:</b> The FCI AND additional assessment fully supports the project	3	
<b>Mid:</b> The FCI OR additional assessment partially supports the project	2	
<b>Low:</b> The FCI and/or additional assessment conflicts with the project	1	
<b>3. Planning:</b> Facility Master Plan has been...		3
<b>High:</b> Completed or updated within the last 5 years	3	
<b>Mid:</b> Completed greater than 5 years ago; or partial master plan, facility systems audit or capital planning effort completed, or narrow scope and conditions do not necessitate further planning	2	
<b>Low:</b> Not completed and scope warrants further planning	1	
<b>4. Deficiencies:</b> Deficiencies well supported by statewide facility assessment and/or additional investigations undertaken by the applicant		3
<b>High:</b> Deficiencies are supported by both CDE’s facility assessments AND additional assessments performed by an outside entity within the last 5 years.	3	
<b>Mid:</b> Deficiencies are supported by CDE’s facility assessments OR applicant provided additional assessments do support it.	2	
<b>Low:</b> Deficiencies are not supported by either CDE’s facility assessments or third-party assessments.	1	
<b>5. Solution:</b> Appropriate due diligence demonstrated and provided appropriate submittal documents for the scope of the project.		3
<b>High:</b> Solution is supported by complete submittal requirements based on project type, demonstrating appropriate due diligence.	3	
<b>Mid:</b> Solution somewhat supported by complete submittal requirements based on project type, partially demonstrating due diligence.	2	
<b>Low:</b> Solution minimally supported by incomplete submittal documents, inadequately demonstrating due diligence.	1	
<b>6. Project Cost:</b> The costs are clear, align with the solution presented and well supported by backup documents.		3
<b>High:</b> Complete Detailed Project Budget submitted with appropriate soft/hard costs and multiple contractor quotes provided to support the hard costs.	3	



<b>Mid:</b> Complete Detailed Project Budget submitted with appropriate soft/hard costs and a single or partial contractor quote(s) provided to support the hard costs.	2	
<b>Low:</b> Complete Detailed Project Budget not submitted and/or contractor quotes missing to support the grant project budget.	1	
<b>7. Project Size:</b> The proposed project uses facility square footage efficiently for the student population and program. In the case of narrow scope projects, the affected area of the project is supportable and appropriate for the proposed scope of work.		3
<b>High:</b> Gross sf/pupil and program appears efficient relative to the current and/or projected enrollment, and scope area is supportable (including narrow scope projects)	3	
<b>Mid:</b> Square footage inefficiencies exist, however the project is of a narrow scope and area is supportable.	2	
<b>Low:</b> Square footage does not appear to be utilized efficiently and/or project area exceeds necessary scope to resolve stated issues.	1	
<b>8. Procurement:</b> The applicant has or is willing to follow CDE’s procurement policy to pursue a fair, competitive, and transparent selection process for contractors and consultants or has identified a reasonable alternative.		3
<b>High:</b> Applicant has or intends to meet or exceed CDE’s procurement policy for all vendors.	3	
<b>Mid:</b> Applicant has or intends to follow their local policy, which is not as restrictive as CDE’s policy.	2	
<b>Low:</b> Applicant doesn’t intend to follow CDE’s procurement policy and has not provided copy of local policy.	1	
<b>Total (out of 21)</b>		21
<b>Final Staff Score (Total / 2)</b>		<b>10.5</b>

**Minimum Matching Calculation for BEST Grant Applicants**

**SCHOOL DISTRICTS**

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

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

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

**RANKING**

*Example: 1*

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

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

**NORMALIZED WEIGHTING BY RANK**

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

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

Statutory Match Criterion	Weight
Current Bond Capacity Remaining	20%
Total Mills Per Capita	20%
% of Pupils Eligible for Free/Reduced Lunch	25%
District Median Household Income	25%
Per Pupil Assessed Valuation	10%
Bond Election Failures & Success in Last 10 Years	-2% per up to -10% max

*Example: 2*

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

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

*Example: 3*

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

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

**FINAL ADJUSTED DISTRICT MATCH**

*Example: 4*

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

**BOCES**

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

**COLORADO SCHOOL FOR THE DEAF AND BLIND**

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

**CHARTER SCHOOLS**

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

**STARTING POINT**

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

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

**ADJUSTMENT FACTORS**

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

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

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

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

**FINAL ADJUSTED CHARTER MATCH**

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

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

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

**Final Adjusted Match Percentage: XX%**

**Adequacy Index**

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

**Adverse Historical Effect**

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

**Affected Pupils**

The total number of pupils currently enrolled (as of October 1, 2022) that are affected by the proposed application.

**Affected Square Feet (Sq Ft)**

The total square feet affected by the proposed application.

**Applicant Previous BEST Grants**

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

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

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

**Certificate of Participation (COP)**

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

**Condition Budget**

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

**Contingency**

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



**Construction Contingency**

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

**Owner Contingency**

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

**Cost Per Sq Ft**

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

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

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

**Escalation %**

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

**Facility Condition Index (FCI)**

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

**Facility Insight**

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

**Full Time Equivalent (FTE)**

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

**Gross Square Feet (GSF)**

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

**Gross Sq Ft Per Pupil**

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

### High Performance Certification Program (HPCP)

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

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

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

### Historical Register

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

### Prioritization Criteria

1. **Health, Safety & Technology:** Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment.
2. **Overcrowding:** Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities.
3. **Career and Technical Education:** Projects that will provide career and technical education capital construction in public school facilities; and
4. **Prohibited American Indian Mascots:** Projects that assist public schools to replace prohibited American Indian mascots as required by 22-1-133 CRS.
5. **Other:** All other projects.

### Replacement Value

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

### Requirement

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

**Requirement Cost**

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

**System Group**

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

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

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

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

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

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

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

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

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

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

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

**Unifomat**

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

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2025-26 APPLICATION SUMMARIES**

**LIST OF ALL APPLICATIONS SORTED BY COUNTY**



**COLORADO**  
Department of Education

**CAPITAL CONSTRUCTION UNIT**

**MAY 2025**

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# BEST FY2025-26 APPLICATION SUMMARIES

All Applications Sorted by County, then Applicant

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
75	Adams	Adams County 14	MS Replacement	\$27,831,654.02	\$59,142,264.78	\$86,973,918.80	\$683.67
768	Adams	Mapleton 1	Multiple School HVAC Replacement	\$7,800,128.33	\$5,884,307.34	\$13,684,435.67	\$110.17
600	Adams	School District 27J	Multiple ES Roof Replacement	\$589,074.32	\$883,611.47	\$1,472,685.79	\$15.68
791	Adams	Westgate Community School	HVAC Replacement	\$4,321,055.04	\$2,033,437.66	\$6,354,492.70	\$108.77
103	Alamosa	Alamosa RE-11J	HS Renovation and Addition	\$8,867,484.78	\$4,568,098.22	\$13,435,583.00	\$106.21
814	Arapahoe	Adams-Arapahoe 28J	Sable PK HVAC Replacement and Security Upgrades	\$2,671,127.07	\$1,637,142.40	\$4,308,269.47	\$84.46
837	Arapahoe	Lotus School for Excellence	HVAC Replacement	\$2,462,124.30	\$504,290.52	\$2,966,414.82	\$146.87
122	Baca	Vilas RE-5	K-12 Addition/Renovation	\$22,605,817.26	\$473,118.18	\$23,078,935.44	\$989.24
615	Boulder	St Vrain Valley RE1J	Multiple ES Roof Replacement	\$1,298,340.45	\$2,758,973.46	\$4,057,313.91	\$43.47
632	Clear Creek	Clear Creek RE-1	King-Murphy ES Roof Replacement	\$256,876.85	\$571,758.15	\$828,635.00	\$27.32
856	Conejos	Sanford 6J	DW HVAC Upgrades	\$1,527,413.16	\$686,229.10	\$2,213,642.26	\$37.99
873	Denver	Monarch Montessori	PK-5 Renovations and Security Upgrades	\$489,401.60	\$122,350.40	\$611,752.00	\$15.71
894	Dolores	Dolores County RE No.2	Dove Creek HS VOAG, HVAC and Vestibule Replacement	\$3,434,631.10	\$2,195,911.68	\$5,630,542.78	\$139.03
919	Eagle	Eagle County RE 50	Eagle Valley HS HVAC Replacement	\$68,392.80	\$121,587.20	\$189,980.00	\$15.20
142	El Paso	Colorado Springs 11	Jenkins MS Renovation	\$12,629,875.08	\$16,074,386.47	\$28,704,261.55	\$411.54

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
158	El Paso	Colorado Springs 11	Palmer HS Renovation	\$10,975,703.46	\$13,969,077.14	\$24,944,780.60	\$269.06
178	El Paso	Colorado Springs Charter Academy	K-8 Renovation and Addition	\$33,519,748.10	\$5,456,703.18	\$38,976,451.28	\$463.81
656	El Paso	Harrison 2	Multi-Site Roof Replacement	\$1,640,294.27	\$1,093,529.52	\$2,733,823.79	\$9.20
933	El Paso	Monument Charter Academy	HVAC Replacement	\$338,447.47	\$448,639.67	\$787,087.14	\$10.64
1290	El Paso	Mountain Song Community School	Supplemental FY24 K-8 Renovation and Addition	\$3,683,330.05	\$250,170.64	\$3,933,500.69	\$372.62
680	El Paso	Peyton 23 Jt	Jr./Sr. HS Roof Replacement	\$456,119.49	\$656,367.08	\$1,112,486.57	\$23.30
953	El Paso	Widefield 3	Multi-Site HVAC and Control Upgrades	\$1,396,949.47	\$2,594,334.74	\$3,991,284.21	\$17.35
205	El Paso	Widefield 3	North Preschool Health/Safety Upgrades	\$5,711,465.85	\$10,607,008.02	\$16,318,473.87	\$632.55
221	Elbert	Kiowa C-2	PK-12 School Replacement	\$60,680,865.03	\$9,993,331.37	\$70,674,196.40	\$737.80
977	Garfield	Garfield Re-2	DW Security Camera Upgrades	\$223,845.56	\$415,713.19	\$639,558.75	\$0.71
698	Grand	East Grand 2	Middle Park HS Roof Replacement	\$1,240,985.27	\$2,895,632.31	\$4,136,617.58	\$40.78
250	Grand	West Grand 1-JT	HS Renovation	\$19,785,439.88	\$25,181,468.93	\$44,966,908.81	\$482.52
274	Jackson	North Park R-1	PK-12 Renovation and Addition	\$36,530,585.81	\$17,992,676.59	\$54,523,262.40	\$662.55
1004	Jefferson	Mountain Phoenix Community School	PK-8 Safety and Security Upgrades	\$275,514.00	\$310,686.00	\$586,200.00	\$10.05
304	La Plata	Bayfield 10 Jt-R	MS Renovation and Addition	\$20,220,690.19	\$14,815,700.00	\$35,036,390.19	\$467.15
326	Larimer	Axis International Academy	PK-6 School Replacement	\$17,355,036.24	\$5,785,012.08	\$23,140,048.32	\$532.20



Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
1030	Larimer	Colorado Early Colleges Fort Collins	6-12 HVAC and Elevator Replacement	\$995,693.33	\$233,557.70	\$1,229,251.03	\$41.63
1054	Larimer	Liberty Common Charter School	ES Safety and Security Upgrades	\$121,422.91	\$87,926.94	\$209,349.85	\$4.11
356	Las Animas	Aguilar Reorganized 6	K-12 Addition/Renovation	\$13,400,630.82	\$2,648,028.84	\$16,048,659.66	\$461.17
1076	Lincoln	Karval RE-23	K-12 HVAC & Electrical System Replacement	\$3,497,640.67	\$499,662.95	\$3,997,303.62	\$153.74
384	Logan	Frenchman RE-3	K-12 Renovation and Addition	\$50,204,598.15	\$9,571,093.00	\$59,775,691.15	\$672.65
1105	Logan	Valley RE-1	DW Safety, Security, and HVAC Upgrades	\$10,892,080.79	\$10,464,940.37	\$21,357,021.16	\$245.23
1136	Mesa	Mesa County Valley 51	DW Security Upgrades	\$1,024,641.38	\$1,252,339.46	\$2,276,980.84	\$0.94
1159	Montrose	Montrose County RE-1J	DW Security Upgrades	\$793,053.45	\$969,287.55	\$1,762,341.00	\$5.05
409	Otero	Cheraw 31	K-12 Addition/Renovation	\$34,146,407.70	\$1,813,965.00	\$35,960,372.70	\$688.65
715	Otero	East Otero R-1	Jr./Sr. HS Roof Replacement	\$3,264,324.72	\$716,559.08	\$3,980,883.80	\$39.50
433	Phillips	Haxtun RE-2J	PK-12 Addition and Renovation	\$25,436,132.99	\$4,554,563.31	\$29,990,696.30	\$604.35
460	Phillips	Holyoke Re-1J	ES Replacement	\$38,687,626.82	\$14,424,106.00	\$53,111,732.82	\$849.45
489	Prowers	Granada RE-1	K-12 Addition/Renovation	\$23,841,318.50	\$1,200,005.28	\$25,041,323.78	\$414.76
1180	Rio Blanco	Rangely RE-4	DW HVAC/Electrical/Roof/Fire Alarm/Security Upgrades	\$6,895,023.65	\$9,139,915.07	\$16,034,938.72	\$78.41
735	Rio Grande	Monte Vista C-8	Marsh ES Roof Replacement	\$305,763.61	\$171,992.03	\$477,755.64	\$23.99
515	Routt	South Routt RE 3	Soroco HS/MS Consolidation/Addition/Renovation	\$24,086,431.57	\$27,231,710.00	\$51,318,141.57	\$609.02

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
543	San Miguel	Norwood R-2J	PK-12 School Replacement	\$52,290,444.45	\$8,600,000.00	\$60,890,444.45	\$865.61
1213	Summit	Summit RE-1	DW Security Upgrades	\$113,180.31	\$264,087.40	\$377,267.71	\$0.53
1239	Weld	Greeley 6	DW Fire Alarm Upgrades	\$2,137,569.25	\$1,547,894.98	\$3,685,464.23	\$8.01
751	Weld	Greeley 6	Greeley Alternative Program Roof Replacement	\$333,049.13	\$241,173.51	\$574,222.64	\$35.45
573	Weld	Weld RE-4	Windsor MS Renovation and Addition	\$10,416,226.30	\$14,989,203.70	\$25,405,430.00	\$202.03
1264	Yuma	Liberty J-4	K-12 Fire Alarm Replacement and Asbestos Abatement	\$207,636.41	\$69,212.14	\$276,848.55	\$7.38
			<b>Totals:</b>	<b>\$613,979,313.21</b>	<b>\$320,814,741.80</b>	<b>\$934,794,055.01</b>	

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2025-26 APPLICATION SUMMARIES**

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



**CAPITAL CONSTRUCTION UNIT**

**MAY 2025**

# BEST FY2025-26 APPLICATION SUMMARIES

List of Charter School Applications Sorted by County

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
791	Adams	Westgate Community School	HVAC Replacement	\$4,321,055.04	\$2,033,437.66	\$6,354,492.70	\$108.77
837	Arapahoe	Lotus School for Excellence	HVAC Replacement	\$2,462,124.30	\$504,290.52	\$2,966,414.82	\$146.87
873	Denver	Monarch Montessori	PK-5 Renovations and Security Upgrades	\$489,401.60	\$122,350.40	\$611,752.00	\$15.71
178	El Paso	Colorado Springs Charter Academy	K-8 Renovation and Addition	\$33,519,748.10	\$5,456,703.18	\$38,976,451.28	\$463.81
933	El Paso	Monument Charter Academy	HVAC Replacement	\$338,447.47	\$448,639.67	\$787,087.14	\$10.64
1290	El Paso	Mountain Song Community School	Supplemental FY24 K-8 Renovation and Addition	\$3,683,330.05	\$250,170.64	\$3,933,500.69	\$372.62
1004	Jefferson	Mountain Phoenix Community School	PK-8 Safety and Security Upgrades	\$275,514.00	\$310,686.00	\$586,200.00	\$10.05
326	Larimer	Axis International Academy	PK-6 School Replacement	\$17,355,036.24	\$5,785,012.08	\$23,140,048.32	\$532.20
1030	Larimer	Colorado Early Colleges Fort Collins	6-12 HVAC and Elevator Replacement	\$995,693.33	\$233,557.70	\$1,229,251.03	\$41.63
1054	Larimer	Liberty Common Charter School	ES Safety and Security Upgrades	\$121,422.91	\$87,926.94	\$209,349.85	\$4.11
<b>Totals:</b>			<b>\$63,561,773.04</b>	<b>\$15,232,774.79</b>	<b>\$78,794,547.83</b>		

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2025-26 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH MATCHING FUNDS CONTINGENT  
ON A 2025 BOND ELECTION**



**COLORADO**  
Department of Education

**CAPITAL CONSTRUCTION UNIT**

**MAY 2025**

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# BEST FY2025-26 APPLICATION SUMMARIES

List of Applications with Matching Funds Contingent upon a Proposed 2025 Bond Election

Page #	County	Applicant Name	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
103	Alamosa	Alamosa RE-11J	HS Renovation and Addition	\$8,867,484.78	\$4,568,098.22	\$13,435,583.00	\$106.21
205	El Paso	Widefield 3	North Preschool Health/Safety Upgrades	\$5,711,465.85	\$10,607,008.02	\$16,318,473.87	\$632.55
221	Elbert	Kiowa C-2	PK-12 School Replacement	\$60,680,865.03	\$9,993,331.37	\$70,674,196.40	\$737.80
250	Grand	West Grand 1-JT	HS Renovation	\$19,785,439.88	\$25,181,468.93	\$44,966,908.81	\$482.52
274	Jackson	North Park R-1	PK-12 Renovation and Addition	\$36,530,585.81	\$17,992,676.59	\$54,523,262.40	\$662.55
304	La Plata	Bayfield 10 Jt-R	MS Renovation and Addition	\$20,220,690.19	\$14,815,700.00	\$35,036,390.19	\$467.15
356	Las Animas	Aguilar Reorganized 6	K-12 Addition/Renovation	\$13,400,630.82	\$2,648,028.84	\$16,048,659.66	\$461.17
384	Logan	Frenchman RE-3	K-12 Renovation and Addition	\$50,204,598.15	\$9,571,093.00	\$59,775,691.15	\$672.65
515	Routt	South Routt RE 3	Soroco HS/MS Consolidation/Addition/Renovation	\$24,086,431.57	\$27,231,710.00	\$51,318,141.57	\$609.02
543	San Miguel	Norwood R-2J	PK-12 School Replacement	\$52,290,444.45	\$8,600,000.00	\$60,890,444.45	\$865.61
1105	Logan	Valley RE-1	DW Safety, Security, and HVAC Upgrades	\$10,892,080.79	\$10,464,940.37	\$21,357,021.16	\$245.23
<b>Totals:</b>				<b>\$302,670,717.32</b>	<b>\$141,674,055.34</b>	<b>\$444,344,772.66</b>	



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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2025-26 APPLICATION SUMMARIES**

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



**CAPITAL CONSTRUCTION UNIT**

**MAY 2025**



# BEST FY2025-26 APPLICATION SUMMARIES

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

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
122	Baca	Vilas RE-5	K-12 Addition/Renovation	\$22,605,817.26	\$473,118.18	\$23,078,935.44	\$989.24
221	Elbert	Kiowa C-2	PK-12 School Replacement	\$60,680,865.03	\$9,993,331.37	\$70,674,196.40	\$737.80
250	Grand	West Grand 1-JT	HS Renovation	\$19,785,439.88	\$25,181,468.93	\$44,966,908.81	\$482.52
274	Jackson	North Park R-1	PK-12 Renovation and Addition	\$36,530,585.81	\$17,992,676.59	\$54,523,262.40	\$662.55
356	Las Animas	Aguilar Reorganized 6	K-12 Addition/Renovation	\$13,400,630.82	\$2,648,028.84	\$16,048,659.66	\$461.17
489	Prowers	Granada RE-1	K-12 Addition/Renovation	\$23,841,318.50	\$1,200,005.28	\$25,041,323.78	\$414.76
543	San Miguel	Norwood R-2J	PK-12 School Replacement	\$52,290,444.45	\$8,600,000.00	\$60,890,444.45	\$865.61
680	El Paso	Peyton 23 Jt	Jr./Sr. HS Roof Replacement	\$456,119.49	\$656,367.08	\$1,112,486.57	\$23.30
715	Otero	East Otero R-1	Jr./Sr. HS Roof Replacement	\$3,264,324.72	\$716,559.08	\$3,980,883.80	\$39.50
1076	Lincoln	Karval RE-23	K-12 HVAC & Electrical System Replacement	\$3,497,640.67	\$499,662.95	\$3,997,303.62	\$153.74
1264	Yuma	Liberty J-4	K-12 Fire Alarm Replacement and Asbestos Abatement	\$207,636.41	\$69,212.14	\$276,848.55	\$7.38
1290	El Paso	Mountain Song Community School	Supplemental FY24 K-8 Renovation and Addition	\$3,683,330.05	\$250,170.64	\$3,933,500.69	\$372.62
<b>Totals:</b>			<b>\$240,244,153.09</b>	<b>\$68,280,601.08</b>	<b>\$308,524,754.17</b>		

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# BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2025-26 APPLICATION SUMMARIES

BEST GRANT APPLICATION REVIEW ORDER



**COLORADO**  
Department of Education

**CAPITAL CONSTRUCTION UNIT**

**MAY 2025**

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# BEST FY2025-26 APPLICATION SUMMARIES

BEST Grant Application Review Order

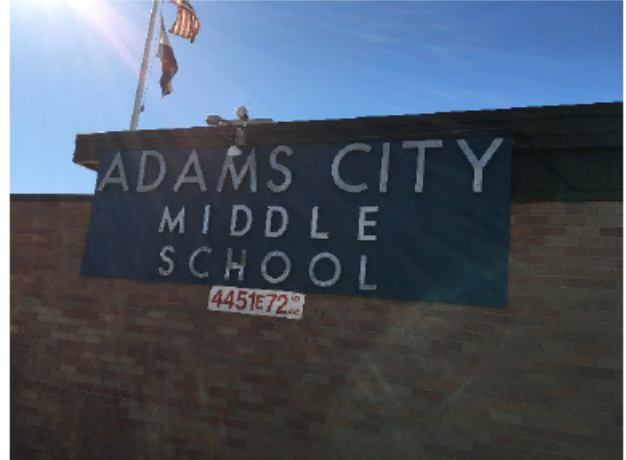
Page #	County	Applicant Name	Project Title
75	Adams	Adams County 14	MS Replacement
103	Alamosa	Alamosa RE-11J	HS Renovation and Addition
122	Baca	Vilas RE-5	K-12 Addition/Renovation
142	El Paso	Colorado Springs 11	Jenkins MS Renovation
158	El Paso	Colorado Springs 11	Palmer HS Renovation
178	El Paso	Colorado Springs Charter Academy	K-8 Renovation and Addition
205	El Paso	Widefield 3	North Preschool Health/Safety Upgrades
221	Elbert	Kiowa C-2	PK-12 School Replacement
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573	Weld	Weld RE-4	Windsor MS Renovation and Addition
600	Adams	School District 27J	Multiple ES Roof Replacement
615	Boulder	St Vrain Valley RE1J	Multiple ES Roof Replacement
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656	El Paso	Harrison 2	Multi-Site Roof Replacement
680	El Paso	Peyton 23 Jt	Jr./Sr. HS Roof Replacement
698	Grand	East Grand 2	Middle Park HS Roof Replacement
715	Otero	East Otero R-1	Jr./Sr. HS Roof Replacement
735	Rio Grande	Monte Vista C-8	Marsh ES Roof Replacement
751	Weld	Greeley 6	Greeley Alternative Program Roof Replacement
768	Adams	Mapleton 1	Multiple School HVAC Replacement
791	Adams	Westgate Community School	HVAC Replacement
814	Arapahoe	Adams-Arapahoe 28J	Sable PK HVAC Replacement and Security Upgrades
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856	Conejos	Sanford 6J	DW HVAC Upgrades
873	Denver	Monarch Montessori	PK-5 Renovations and Security Upgrades

Page #	County	Applicant Name	Project Title
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919	Eagle	Eagle County RE 50	Eagle Valley HS HVAC Replacement
933	El Paso	Monument Charter Academy	HVAC Replacement
953	El Paso	Widefield 3	Multi-Site HVAC and Control Upgrades
977	Garfield	Garfield Re-2	DW Security Camera Upgrades
1004	Jefferson	Mountain Phoenix Community School	PK-8 Safety and Security Upgrades
1030	Larimer	Colorado Early Colleges Fort Collins	6-12 HVAC and Elevator Replacement
1054	Larimer	Liberty Common Charter School	ES Safety and Security Upgrades
1076	Lincoln	Karval RE-23	K-12 HVAC & Electrical System Replacement
1105	Logan	Valley RE-1	DW Safety, Security, and HVAC Upgrades
1136	Mesa	Mesa County Valley 51	DW Security Upgrades
1159	Montrose	Montrose County RE-1J	DW Security Upgrades
1180	Rio Blanco	Rangely RE-4	DW HVAC/Electrical/Roof/Fire Alarm/Security Upgrades
1213	Summit	Summit RE-1	DW Security Upgrades
1239	Weld	Greeley 6	DW Fire Alarm Upgrades
1264	Yuma	Liberty J-4	K-12 Fire Alarm Replacement and Asbestos Abatement
1290	El Paso	Mountain Song Community School	Supplemental FY24 K-8 Renovation and Addition

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

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

<b>District:</b>	Adams County 14
<b>School Name:</b>	Adams City MS
<b>Address:</b>	4451 East 72nd Avenue
<b>City:</b>	Commerce City
<b>Gross Area (SF):</b>	98,900
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$45,922,211
<b>Condition Budget:</b>	\$31,310,299
<b>Total FCI:</b>	0.68
<b>Adequacy Index:</b>	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,623,912	\$11,766,525	1.22
Equipment and Furnishings	\$1,050,560	\$646,698	0.62
Exterior Enclosure	\$4,854,468	\$852,440	0.18
Fire Protection	\$18,010	\$901,285	50.04
HVAC System	\$11,524,201	\$11,250,592	0.98
Interior Construction and Conveyance	\$9,348,732	\$7,175,506	0.77
Plumbing System	\$2,148,483	\$2,606,180	1.21
Site	\$3,034,806	\$2,729,385	0.90
Structure	\$4,319,039	\$42,563	0.01
<b>Overall - Total</b>	<b>\$45,922,211</b>	<b>\$37,971,174</b>	<b>0.83</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Adams City MS Main	98,900	0.67	1959	\$42,887,405	\$35,241,789
Adams City MS Site	585,000	0.90	1959	\$3,034,806	\$2,729,385
<b>Overall - Total</b>	<b>683,900</b>	<b>0.68</b>		<b>\$45,922,211</b>	<b>\$37,971,174</b>

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

**Adams County 14 - MS Replacement - Kearney MS - 1953**

<b>District:</b>	Adams County 14
<b>School Name:</b>	Kearney MS
<b>Address:</b>	6160 Kearney Street
<b>City:</b>	Commerce City
<b>Gross Area (SF):</b>	110,588
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$35,851,837
<b>Condition Budget:</b>	\$17,370,730
<b>Total FCI:</b>	0.48
<b>Adequacy Index:</b>	0.33



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,294,749	\$3,615,486	0.68
Equipment and Furnishings	\$1,019,950	\$167,258	0.16
Exterior Enclosure	\$4,908,852	\$2,572,224	0.52
Fire Protection	\$5,737	\$1,611,120	280.83
HVAC System	\$7,450,015	\$3,302,106	0.44
Interior Construction and Conveyance	\$7,438,432	\$5,349,353	0.72
Plumbing System	\$2,094,600	\$858,227	0.41
Site	\$2,710,167	\$1,219,083	0.45
Special Construction	\$120,947	\$60,474	0.50
Structure	\$4,808,389	\$226,523	0.05
<b>Overall - Total</b>	<b>\$35,851,837</b>	<b>\$18,981,854</b>	<b>0.53</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kearney MS Site	552,760	0.45	1953	\$2,710,167	\$1,219,083
Kearney MS Mod 2	1,440	0.61	2008	\$237,930	\$144,880
Kearney MS Main	107,708	0.48	1953	\$32,673,423	\$17,407,306
Kearney MS Mod 1	1,440	0.91	1998	\$230,318	\$210,585
<b>Overall - Total</b>	<b>663,348</b>	<b>0.48</b>		<b>\$35,851,837</b>	<b>\$18,981,854</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Adams County 14

**County:** Adams

**Project Title:** MS Replacement

<b>Current Grant Request:</b>	\$27,831,654.02	<b>CDE Minimum Match %:</b>	42%
<b>Current Applicant Match:</b>	\$59,142,264.78	<b>Actual Match % Provided:</b>	68%
<b>Current Project Request:</b>	\$86,973,918.80	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$86,973,918.80	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$683.67	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$73.59	<b>Affected Pupils:</b>	850
<b>Hard Costs Per Sq Ft:</b>	\$610.07	<b>Cost Per Pupil:</b>	\$102,322
<b>Previous BEST Grant(s):</b>	5	<b>Gross Sq Ft Per Pupil:</b>	150
<b>Previous BEST Total \$:</b>	\$24,748,630.73		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	5,136	<b>Bonded Debt Approved:</b>	\$113,000,000
<b>Assessed Valuation:</b>	\$1,257,148,630	<b>Year(s) Bond Approved:</b>	24
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$242,721	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$57,523,725
<b>Median Household Income:</b>	\$70,460	<b>Total Bond Capacity:</b>	\$251,429,726
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	87.3%	<b>Bond Capacity Remaining:</b>	\$193,906,001
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$1,149.65		
Statewide Avg: \$1,368			



I. Facility Profile

Adams County 14 (0030) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - - New - Application Number (21)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

\* Facility Name & Code

Adams City Middle School - 0030-0020

\* Facility Name & Code

Kearney Middle School - 0030-4516

Other, not listed

### \* B. Facility Type

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

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

\*

## Facility Ownership

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

### C. Who is the facility owned by?

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

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

N/A

\*

## Facility Condition

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

Adams City Middle School (ACMS) built in 1959 and Kearney Middle School (KMS) built in 1953 are owned and operated by Adams County School District 14 and were constructed approximately 70 years ago. These buildings were built for a 50-year life span and have survived 20 years beyond that. Both schools were originally intended to be a three-round Junior high (7th - 9th) and were converted to middle school (6th-8th) in the early 1980's. They were built according to the school construction standards in place at that time; however, standards have changed significantly over the intervening 65+ years. Each site falls far short of complying with the latest adopted building, mechanical, plumbing, fire, accessibility, and energy code standards as well as are laden with asbestos. Both buildings have been used as public school buildings since the 1950's.

Aligned with the District's strategic plan and master facility plan, in the fall of 2024, all 6th grade students remained in their existing elementary schools. This was due in part as a response to enrollment trends as well as research conducted on the social emotional needs of our students as they matriculate from one grade to the next. This created two smaller (ACMS 300, KMS 400) 7th and 8th grade schools in the existing 220,000 sq. foot buildings.

For the 25-26 school year, Adams City Middle will have 140, 8th grade students while Kearney middle school will have 200, 8th grade students. In May of 2026, Kearney and Adams City Middle will officially close.

In August of 2025 the district will be merging all 7th grade students into a temporary wing at Adams City Middle School, under a new name , with new school leadership and new staff.

All 7th and 8th grade students (approx. 800+) will move into the replacement middle school in August 2027.

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

Adams City Middle School, constructed in 1959 as a Junior High neighborhood school. The layout and traffic flow were designed for a student-walker population and does not safely accommodate the school buses and parent drop-off traffic required today. Buses pull alongside sidewalks between the school and residential houses, requiring students to walk along neighborhood streets and cross traffic to the building entrance. During inclement weather, the pathway students use can become a dangerous mix of snow and ice. With no designated drop-off area, parents line the narrow, two- way, neighborhood streets that are on the southside of the school, creating congestion during the drop-off and pick-up times. Students will often exit vehicles in the middle of the street as there is no 'hug and go lane' and therefore cannot accommodate students with special needs. In 2022, a parent vehicle was totaled and a student hospitalized due to a broadside collision as the family exited the parking lot. There have been no capital projects at ACMS in the last 10 years.

Kearney Middle School is located in Commerce City and was constructed in 1953. A competition size gym was added in 1971 and some minor renovations occurred in 2008 to science rooms. The site is surrounded by residential single-family and multi-family housing. There is currently a single lane bus drop off area in the front of the school (approx. 260 feet) that is used to safely drop off and pick up students with special needs. The school is currently a student-walker population however, with the merging of the two schools, daily buses will transport students from all across the district. With the addition of daily transportation we anticipate 19 buses will be required. This would mean that students are lining up and waiting for buses on already busy streets located in residential neighborhoods. No major capital projects have been undertaken within the last three years. In 2022, Adams 14 received a SAFER grant which allowed an upgrade to the school security equipment with additional cameras and radios. Around 1999, Individual air handling units were installed in the corner of each classroom at both schools. Located behind a partition and service panel, this system not only reduced classroom area but created severe acoustic challenges for teaching, not to mention servicing the units is a class disruption. Although the air handlers were installed to proper code requirements at the time, the units cannot meet current ASHRAE air changes per hour code. This creates a deficiency in healthy indoor air quality today for our students and staff. In July 2023 (ACMS) and December of 2023 (KMS), the district had to complete an emergency repair of bathrooms that required a full tear out of the negative slope. Areas of the school had to be closed due to sewage flooding and damage to hallways and classrooms.

## **G. Historical Capital Outlay Budgeting**

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

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX).

*requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.*

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

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

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

For the 2023-24 school year, Adams 14 had an Operations and Maintenance budget (including utilities) of \$10,020,769. This is approximately \$2,004 per funded pupil. The reduction was due in large part to reductions stemming from declining enrollment.

\*

## **H. Facility Master Plan Status**

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Adams County 14 (0030) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - - New - Application Number (21)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

Unable to accept limited available funding

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Adams City Middle School, constructed in 1959, and Kearney Middle, constructed in 1953, were built to serve as three-round neighborhood school buildings. Both schools have design characteristics and deficiencies expected of those built to 1950's standards. The deficiencies at both schools present daily health, safety, and security hazards. Operating systems are well beyond life span, creating an increased risk of catastrophic failures. Temporary solutions are no longer fiscally responsible as the district is currently spending a disproportionate amount of its capital reserve budget to keep both school buildings functional. Due to aging and failing systems the district is having to spend approximately 22% annually of each students PPR to operate each school compared to our newer schools that are less than 10%.

The strategic plan for Adams 14 aims to identify immediate, mid-term, and long-term capital and resource requirements for the school system and its individual schools. To address the challenges of declining enrollment and funding, the district developed the Junior High Consolidation Plan in 2022 as a long-term solution that ensures all children receive a high-quality education while maintaining fiscal stability and minimizing disruptions. The Junior High Consolidation Plan addresses enrollment issues, has attracted new students, retained existing students, and ensures the district's long-term sustainability.

Aligned with the current Junior High consolidation action steps, we will be reducing over 220,000 sq. ft. of problematic space that currently contains an alarming number of life safety concerns at both schools. In the fall of 2027, the district will operate a singular junior high school for 7th and 8th graders. This school will serve approximately 850 students annually. This will create efficiencies within all academic and operational departments. Services can be targeted to special populations as well as robust and equitable programming for all students.

The FCI score of both ACMS (FCI = 0.67) and KMS (FCI = 0.48) are at critical inflection point in their life cycle- should a major renovation be completed or a new school be built? In addition to the substantial deferred maintenance backlog and life safety issues, there are functional deficiencies creating more challenging situations for our students and staff. After holistically assessing both schools and completing our in-depth due diligence, it is our strong belief that a new school should be built to mitigate all existing risks and meet the current needs of our students and staff. Additionally, this new construction will allow us to create enhanced space utilization that will be more result in a more cost-effective operation for the District for the next 50+ years.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

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

**BUILDING + SITE SECURITY:** At ACMS and KMS, the layouts present severe safety issues, including unmonitored entryways and inadequate site supervision. With 23 exterior, uncontrolled entryways at ACMS and 14 at KMS, it is difficult to supervise the various ways an intruder could enter the buildings. At both schools, there are no secure vestibules at the main entry leaving staff and students vulnerable to unwelcome guests. Main entry views are easily obscured by activity in the hallway.

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

Neither ACMS nor KMS can remotely lock down classrooms. A lock down can be called through the phone system, but there is no panic button or automatic magnetic doors to keep intruders out of the classroom wings. Neither school has an integrated access control system to notify staff if one of the exterior doors is left open. At both schools, there are no perimeter security fence. There is an inadequate amount of site lighting combined with unsecured courtyards around both buildings, leading to an impression of the school sites being unmonitored.

**TRAFFIC SAFETY, ACMS and KMS:** Traffic flow does not accommodate buses and cars. Buses pull along side-streets, requiring students to walk a significant distance to the entrance. During inclement weather, the student pathways become a dangerous mix of snow and ice. With no drop-off area, parents line the narrow, surrounding neighborhood streets, creating congested scenes during drop-off / pick-up.

Each school currently has a marginal student-walker population; however, with the merging of the two schools, buses will transport students from across the district. With the addition of daily transportation, we anticipate 18 buses. Currently, there is no safe designated space for the additional buses, meaning students would be entering/exiting buses on busy streets located in the neighborhood.

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



maintained and updates per federal regulations. Estimates from the 2020 master facility plan included over \$20 million in life safety upgrades including the installation of fire suppression systems.

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

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

**INADEQUATE HVAC:** There have been several modifications over the years, with the most recent one in 1999. All the air-cooled condensers have exceeded their useful life, suffering severe damage from hail, rust, multiple refrigerant leaks, and vandalism. Relief air appears to be routed to the corridor ceiling, a violation of the current code. KMS gym has four AHUs hanging inside, all of which have experienced critical failures in the pans, leading to leaks. Due to their location, proper repairs are not feasible, and the current "band-aid" fixes are temporary, prone to failure at any time. Individual air handling units have been installed in the corner of each classroom in both schools. Located behind a partition and service panel, this system not only reduced classroom area but created severe acoustic challenges for teaching, not to mention servicing the units is a class disruption. At both schools, the standard efficiency boiler, in use for over 30 years, is rusting and well beyond its useful life. Building pumps and circulation pumps need updating. Four RTUs at KMS also have hail and fire damage from vandalism. Kearney's crawl space is not ventilated according to code, and 50% of the heating water piping in the crawl space has damaged insulation containing Asbestos. For both schools, HVAC parts are becoming scarce. The maintenance staff will soon need to repair existing or fabricate new parts to keep systems running. Both ASHRAE and the CDC state the importance of a well-functioning HVAC system to provide proper indoor air quality for a proper learning environment. Our current systems in these two schools are not capable to providing this for our students.

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

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

**OPENINGS:** Existing aluminum window frames have poor thermal performance. Many of the insulated glazing units are compromised, indicated by condensation inside the unit. Secondly, many of the windows have been vandalized, leading former staff to replace them with polycarbonate infill. This repair

not only provides no insulating value, but also blocks natural light and views out to the surrounding site. This causes a safety risk by having no visibility to the outside. Each classroom has only 2 windows that cannot be fully opened nor be used to monitor the surrounding courtyards.

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

**ELECTRICAL + TECHNOLOGY:** Both schools are equipped with original 65-year-old wiring that is insufficient for technology demands. Newer wiring is in exposed conduit. Classrooms have few electrical outlets, and teachers use extension cords to a dangerous extent. This strain on the electrical system has been cited in fire inspection notices. It often leads to tripped breakers impeding learning. There is no dedicated technology lab at either school because of insufficient power / data infrastructure. Partitions at the schools are solid masonry, limiting Wi-Fi signals and technology upgrades. Fluorescent light fixtures T8s and T12s are in fair to poor condition. Bulbs and ballasts need constant maintenance and replacement. Light levels are poor throughout the schools for what is required in a learning environment. With the passage of the Clean Lighting Act, House Bill 23-1161, we are no longer able to procure traditional fluorescent bulbs as of January 1, 2025. With the mandate to move to LED we have to change 100% of our fixtures, ballast, and bulbs. This is estimated to cost \$540,000-\$620,000, per school.

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

**KITCHEN SYSTEMS:** The kitchen equipment is outdated and unreliable, making it difficult to implement healthy food initiatives. The freezer at ACMS is at end of life and frequently needs repairs creating a risk for stored food to become unsafe and at risk for bacteria. Over the past 5 years there have been 15 days where food service was significantly impacted at both middle schools due to failing equipment.

Both ACMS and KMS were deemed by engineers to be cost prohibitive to renovate. This recommendation was based on the master facilities plan, the presence of asbestos, 1950's construction standards, and the need to reduce total square footage due to pending junior high merge. In November 2024, the Adams 14 Board of Education decided the future site of the new junior high would be located on a vacant piece of land in the western part of the district. Concerns over the lack of bus drop off zones at Kearney as well new housing growth adjacent to selected parcel led to the final decision.

The Master Facilities Plan identified Kearney MS with a Facility Condition Index (FCI) of 61% and Adams City MS at 55%. Both buildings contain asbestos and were built to 1950s standards, making renovation impractical. Additionally, there are structural concerns at Kearney MS, particularly in the cafeteria, where large cracks have developed around its perimeter.

Repeated heating and cooling failures, along with the need for extensive sewer line replacements, have significantly impacted the students and staff at Kearney MS. Transportation constraints also made the site unsuitable, as adding buses to the already strained drop-off area was not feasible.

To better serve students, consolidating schools with the new build was necessary to provide improved facilities and long-term sustainability. The Board chose Adams City MS as the temporary merge location (beginning 2025) which is adjacent to the parcel that will house the new school building. By making this decision, all school operations (transportation, nutrition delivery, community resources, etc.) are set and established once.

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

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

A team of researchers from CU Boulder is currently supporting our district as we research the impacts of the current indoor air quality on student illness and attendance. The district is a disproportionately impacted community spanning ten census blocks in-and-around Commerce City which have EnviroScreen scores ranging from 77-97% (average score is 89.3%). The school district is impacted by episodic emissions from the nearby Suncor Oil Refinery, which has exceeded EPA permit pollution approximately 9,000 times in the past 5 years. The school and community have also identified other environmental air quality concerns, including a commercial petroleum transfer station and an oil tank farm that are 1.6 miles from both Kearney and Adams City Middle School. Further, the school community is surrounded and bisected by a network of interstate highways. Preliminary analysis of the data collected from the indoor air quality monitors that were installed in all schools by CU Boulder suggests levels of particulate matter (PM) and volatile organic compounds (VOCs) are elevated with respect to their Denver Public School peers in many of the monitored classrooms. Heat stress conditions were also observed in a substantial number of classrooms.

The HVAC systems at these schools are past their life cycle, and there isn't an option to repair the system to truly mitigate the indoor air quality concern; a full replacement would be necessary. A full replacement would require significant capital investment to mitigate the disproportionate air quality concerns for these two schools (~\$4-5M range). Along with all the other concerns listed within this application, we believe it is best to forgo this replacement project and save this money towards the construction of a new school and a properly functioning HVAC system.

## **Solution**

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

In 2026-2027 Adams County School District 14 will be merging all 7th and 8th grade students into one school. We evaluated the cost of renovation at both ACMS and KMS and determined both schools have more than exceeded their life span. Built 65 and 70 years ago, with minimal upgrades and renovations having been completed to keep the buildings functional to current building codes, health and safety standards and educational needs. It is not fiscally responsible to continue to invest in failing structures that have more square footage than is necessary for the student population with learning environments that do not meet current 21st century standards. In addition, a renovation to the physical structure would still not address many of the deficiencies previously identified, including site safety issues, security concerns, ADA compliance, structural challenges, and presence of asbestos. After much consideration and review, the district decided a replacement building is the only fiscally and educationally sound solution to the aforementioned issues.

The new building will be constructed on a 14-acre vacant property that is owned by the district at 72nd and Birch Street. The open space is adjacent to the current Adams City Middle school building and will be built to the program plan of 127,217 SF on 2 stories. This will allow for students to attend school in the current building and observe their new school being built across the street. The main entry and main parking will be off of Birch street. School public areas will face the surrounding streets while classroom wings will be tucked back towards the neighborhood. Parent and bus drop-off loop roads are provided off of 72nd Ave. and Birch Streets. Buses largely serve students traveling from the Kearney attendance boundary. The new building will accommodate Next Generation classrooms, exploratory studies, sciences, athletics, small group and intervention spaces, academic support spaces as well as 4 Junior High Exploratory Learning Academies, which will feed into CTE and Career Academies at Adams City High School. The academies include Digital Information & Technology, Business & Hospitality, Health Sciences & Human Services and Architecture & Construction. The site includes a 6-lane track and multi-purpose athletic field, outdoor sports courts and an outdoor learning area. A fire access and building service road runs along the western site boundary. Both existing schools, Adams City Middle School and Kearney Middle School, will be abated and demolished as a part of this project.

An analysis of the current trend in grade level enrollment shows an increase in junior high enrollment of approximately 6% over the next 4 academic years. This is prior to the opening of the new building and approximately 100 new residential units that will be opening in the new location's backyard (72nd and Colorado Blvd) in the fall of 2025.

- '26-'27 - 755 students
- '27-'28 - 767 students
- '28-'29 - 786 students
- '29-'30 - 800 students

Based on 2025 enrollment in grades 1-3, the school will have a minimum of 800 students in 2029. Based on Student Generation Rates (SGR) of 0.15-0.40 we anticipate 15-40 additional enrollees due to the new multifamily units opening in 2025. The increased square footage will allow the school to accommodate the growth as well as any future needs based on strategic planning.

#### HEALTH AND SAFETY CONSTRUCTION STANDARDS:

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

#### HIGH-PERFORMANCE BUILDING PROGRAM:

The new school will be designed for certification under either LEED for Schools or for CHPS program compliance. Energy-efficient systems such as geothermal, will be incorporated, providing significant long-term cost savings through reduced heating and cooling expenses, lower maintenance costs, and increased energy efficiency.

#### TECHNOLOGY:

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

EDUCATIONAL SUITABILITY: The new building will be designed to accommodate 883 students in grades 7 and 8. It will include appropriate intervention spaces and support areas that are lacking in the current building. This design will also "right-size" the classrooms, to ensure students are able to receive the best instruction in learning environments designed for their age and needs. The learning environments will provide adequate lighting, proper acoustics, thermal comfort, and security measures, all contributing to focused learning.

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

CLASSROOMS will include:

7th and 8th grade General Education classrooms (18)

World Language & ELD classrooms (3)

Special education classrooms

Music and Art rooms

Science rooms / labs and Prep (6)

World Language rooms

Gymnasium and Auxiliary Gymnasium

Dining Commons / Performance area

CAREER ACADEMIES:

Architecture, Construction, Engineering and Design (Lab and Classroom)

Business, Hospitality and Tourism (Lab and Classroom)

Digital Information Technology (Lab and Classroom)

Health Sciences and Human Services (Lab and Classroom)

SUPPORT SPACES will include:

Reception area

Administrative Offices

School Based Health Clinic

Family Food and Clothing Resource Center

Teacher workroom

Conference room

Custodial spaces

Staff restrooms

Student restrooms

The following conceptual scope was established for cost estimating purposes:

BUILDING SIZE:

· 127,217 GSF

· Capacity for 883 Students at 144 SF/Student

· (CDE guidelines are 146 SF/Student for this capacity)

· (CDE guidelines are approximately 130,000 GSF for this student capacity)

- 2 STORIES
- 1 ELEVATOR
- 4 OPEN STAIRS

CONSTRUCTION TYPE:

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

ASSUMED STRUCTURE:

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

ENVELOPE:

EXTERIOR WALLS:

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

ROOF:

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

WINDOWS:

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

INTERIOR WALLS

- METAL STUDS & GYP. BD. PARTITIONS

INTERIOR FINISHES:

FLOORS:

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

CEILINGS:

LEED-LEVEL NRC .70 ACOUSTICAL CEILING TILES THROUGHOUT

ASSUMED MECHANICAL SYSTEM:

- Geothermal Heat Pump System (GHP), or ground-source heat pump (GSHP)
- Energy Recovery Ventilator (Rooftop)
- High-Efficiency Boilers
- Digital Controls / BAS

PLUMBING:

- LOW-FLOW & AUTOMATED PLUMBING FIXTURES, all Restrooms (No showers)
- 6 Sinks per Science Room (24 total)
- 1 Sink per Music Room (2 total)
- 1 Sink per Academy Classroom/Lab (8 total)
- 3 sinks per Art room (3 total)
- 1 Floor sink per Janitor Closet (7 total)

ELECTRICAL:

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

FIRE PROTECTION:

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

BUILDING EQUIPMENT:

(Contractor Furnished Contractor Installed)

- 16 Linear Feet of Upper and Lower Casework per Classroom, P-Lam surfaces.
- 16 linear feet of lockable storage per Prep Room, lab counter surfaces
- 24 linear feet of casework per science room, lab counter surfaces



- Interactive LCD Monitors - 1 per classroom
- Tack Boards - 1 per classroom
- Magnetic White Boards- 2 per classroom, 4' x 8' each
- Window Coverings - Mechoshades for (4) 4' x 8' windows per classroom
- Science Rooms - 2-Sided Exhaust Hood at Prep
- Emergency Eyewashes - 1 per science room, 1 per art room, 1 per construction lab
- Science Equipment Storage
- Chemical Storage Units
- Kitchen Equipment
- Stage: audio-Video Lighting and Sound- basic package
- Electric Kiln

SITE:

- Asphalt paved vehicular circulation, staff parking and student parking areas, Concrete curb & gutter.
- Asphalt Vehicle Drop-off Loop
- Concrete Service Loop Drive
- Irrigated Sod (15,000 sf)
- Drought-tolerant, native landscaping with water-conserving irrigation system technology, remainder of site
- Artificial Turf playing field (see site plan)
- Hard surface play court (concrete, striped) 10,000 sf
- 2 outdoor classrooms with post-mounted exterior chalkboards and outdoor student seating
- New water line (3"), fire line (4"), sewer line extended from East 72nd Avenue to the new structure.
- Over excavation (2 feet) replaced with engineered soils and added soil for a raised building pad 2 feet above existing grade for drainage.
- Stormwater detention Pond at the southwest corner (low point) of the site, including associated storm drain structures as required.

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

The MOA design team worked with numerous Adams 14 district personnel to develop and review a program of spaces that would be suitable to the middle school students of Adams 14 for years to come. The conditions of both existing middle schools were observed and reviewed by the architects and JHL Constructors, to assure that the replacement school strategy was warranted. Several design options were considered for the new school at the vacant neighborhood-friendly site. The district and the team decided on the best campus plan for the school, which leaves space for future expansion flexibility, further extending the life of the building and the validity of the solution.

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

The district considered renovating the existing middle school but quickly recognized that the cost to renovate the outdated facility would be substantial and the existing building does not lend itself to a 21st century educational model. Due to the 50-60 year old masonry bearing-wall construction buildings are difficult and expensive to renovate. For example, failing plumbing located inside the masonry walls is impossible to replace without substantial and costly demolition and repair of the walls (see page. I-24 of Master Plan). Through our collaborative efforts on our Master Plan from 2020 on page I-27 it states as a team recommendation to build a new replacement school for to accommodate 800-900 students. Due to this Master Planning effort and knowing that at some point in the near future, a new school was the best long-term decision for our district, as a staff, we were able to focus on the most cost-effective repairs for each system to keep them minimally operational vs. investing in costly capital system replacements to make the best use of our limited capital. We are now at the end of our rope and this strategy is no longer working.

Between the two middle schools there are over \$39,000,000 in identified repairs from the 2020 facility plan completed by Cooperative Strategies. If we apply a conservative escalation of 5% annually, the current estimate would be over \$49,000,000. The districts match on a BEST for repairs only would be approximately \$21,000,000.

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

### Urgency

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

Adams County School District 14 cannot continue to put students and staff in 70 year old facilities that have reached "End of Life" functionality on most systems. The students and staff located in these buildings are unfairly exposed to risks that other members of our district are not. The students and staff in our community deserve to be in educational spaces that reflect a safe environment where access to educational suitability is not hindered by the type of construction or decisions that drove instruction in the 1950's. We cannot continue to expose students to the risks of an increasingly unhealthy and unsafe learning environment. We also cannot continue to "Band-Aid" significant structural and mechanical issues as all systems are operating beyond useful life, per CDE Facility Insight and expert inspections outlined in the deficiency section. There are no temporary solutions, or quick fixes available to address the many deficiencies of this building. Our plan to merge 7th and 8th grades into one singular school site makes this all the more urgent. Thousands of elementary students will eventually attend school in our merged junior high. Our hope is that it will be in a 21st century designed learning space that is warm, safe, and dry. If we are not successful, students will remain in a building that was built in 1958 where we continue to shut down school because of unsafe areas or a failing system that interrupts learning. Our community is at risk of losing this important mechanism of the educational journey if we are unable to replace the building before the next sewer leak, HVAC issue, or security concern.

LIFE SAFETY: Although great care is put into maintaining a safe and functional building for students and staff, the condition of the building continues to decline, rapidly in some areas. Despite frequent patching, roof leaks continue to cause problems in classrooms and hallways. A spring hail storm in 2017 shutdown school for 3 days at KMS due to leaks, electrical failures and lack of site based drainage. Trash cans collecting water on the floor and water stains on the ceiling tiles are common, if not permanent, classroom fixtures. In January of 2024, an administrator at ACMS slipped on Ice that was pooling in the staff parking lot due to downspouts that empty to impermeable parking lots with no water detention. The staff member was taken to the hospital after being knocked unconscious. Traffic and safe entry/exit at ACMS have no plausible solution. The school is surrounded by residential on three sides and county buildings on the fourth.

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

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

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

Yes

No

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

### Future Plan for Maintenance of Proposed Project

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

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

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

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

### Adjacent Structures

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

Yes

No

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

### AHERA

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

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

Yes

No

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

Yes

No

### Future Use or Disposition of Existing Public School Facilities

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

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

Both existing schools, Adams City Middle School and Kearney Middle School will be abated and demolished. The cost for abatement is projected around \$25-30/sf. Based on the AHERA reports completed in 2021. Following a preliminary site visit by SCS Construction, the estimate to Abate Kearney is \$230,000. Adams City Middle is estimated at approximately \$250,000. The district is planning for upwards of \$3.6 million dollars in abatement/demolition

costs. These figures are reflected in our budget. The site at KMS may be planned for FUTURE PK-6 building while the ACMS site will be evaluated for future partnership and development TBD.

III. Detailed Project Cost Summary

Adams County 14 (0030) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - - New - Application Number (21)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

42.00 %

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

68%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	86,973,918.80
D. Applicant Match to this Project	\$	59,142,264.78
E. Requested BEST Grant Amount	\$	27,831,654.02
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	86,973,918.80

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

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

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)



150


3 % \* **O. Escalation % identified in your project budget**

2 % \* **P. Construction Contingency % identified in your project budget**

4 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

07/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/02/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Our BEST Grant constructability budgeting support was provided by JHL Constructors, a 37 year Colorado School Builder that has supported BEST Grant submissions every year over the past 13 years. The estimate was assembled using recent cost data from 3 other Middle/Junior High School projects currently being bid/constructed within the last 12 months. This includes subcontractor feedback specific for this project. We have toured the proposed project site and have accounted for existing onsite conditions and possible impacts surrounding the site.

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

Accenture Advisory will be the Owners Representative for the entirety of the project.

Completed 40+ bond-supported PK-12 projects, including new construction, additions, and renovations for Colorado school districts, over the past 5 years. Completed 20+ BEST grant programs providing new construction, additions, and renovations. We are intimately familiar with the BEST program and reporting requirements therein.

Extensive recent experience on K-12 projects providing safety and security upgrades, including specialized storefront systems, attack resistant glazing, electronic access control, camera systems, intrusion detection and door hardware upgrades.

Team Members

Maribel Malpica  
Director

- ~Team Lead (All Phases)
- ~Oversight of the project through completion and beyond
- ~Manage client relationships and ensure expectations are exceeded
- ~Design, Permitting, and Construction schedule review
- ~Drive schedule and budget accountability
- ~Cost Estimate Review during Pre-Construction
- ~Monthly Updates / Reporting
- ~Support preconstruction and construction teams as needed
- ~Community and school liaison for budget relate

Kendra George  
Project Manager

- ~Main Point of Contact (All Phases)
- ~Onsite for Design and Construction
- ~Coordination with the Purchasing Department for all RFPs
- ~Coordination with all consultants (AE, Geotech, COMT, 3rd Party Inspections, Survey, TIS, Cx, etc.)
- ~Manage total project budgets
- ~Financial tracking and reporting
- ~Pay Application, Invoice, and Change Order Review
  
- ~RFI and Submittal Coordination
- ~Meeting agendas and minutes
- ~Quality Control / Construction Compliance
- ~Abatement Coordination
- ~Coordination with all Adams 14 staff
- ~FFE Design and Placement Coordination
- ~Move Planning and Implementation
- ~Closeout & Warrant

Kurt Conolly  
Principal-in-Charge

- ~Ultimately Responsible for the success of the project
- ~Project Kick-Off and establishing project goals and project roles & responsibilities ~Contracting and senior leadership

- ~Regulatory compliance and feasibility
- ~Constructability analysis and construction phasing review
- ~Critical path liaison with applicable regulators

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Team Selection Process for A/E and GC

Public Advertisement and RFQ: The RFQ for the procurements of, Architect/Engineer (A/E), and General Contractor (GC) was publicly advertised on Bidnet for 15 business days (November/December 2024) in accordance with the Colorado Department of Education (CDE) vendor selection guidelines. This ensured a competitive selection process and adherence to the guidelines.

Shortlisting: The submitted qualifications were reviewed by the selection committee, and a shortlist of the most qualified firms was created based on their experience, expertise, and proposed approach to the project.

Interviews: The shortlisted firms were invited for interviews (January 2025) to further assess their suitability for the project. The interviews provided an opportunity to discuss their proposals in detail and evaluate their fit with the project requirements.

Evaluation and Selection: Following the interviews, the selection committee evaluated each firm's performance and made the final decision. The most qualified firms for the A/E, and GC roles were selected.

Final Decision: The selected firms were notified (January 2025), and contracts were negotiated and finalized (March 2025).

### Other funding options

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

Adams 14 has been successful recently in garnering approximately \$12 million dollars in State and Competitive funds within the past 3 years. These include American Rescue Plan Act, SAFER and EASI grants all designed to support academic programming, community support and school safety. In November we sought the support of our voters for a \$113.9 million Bond and \$10 million Mill Levy Override. We were overwhelmed with the support as we were one of the only districts in the state to pass both the Bond and Mill Levy. The district had not asked voters for support since 2006 and we are ecstatic to deliver a variety of campus and future facility improvements. We still have much greater needs with approximately \$200+ million in projects. While we will continue to pursue any grant opportunity, however small, to make up the difference, Colorado's BEST program is the community's best hope for addressing our need for updating our aging facilities and allow us to spread all Bond dollars across the district.

### Current Utility Costs

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

By merging these two schools we will see a 50% savings in the operational costs that include cleaning and regular maintenance. Additionally, we anticipate the energy consumption of a new high-performing school to be about 65%-70% less than the current energy consumption of the 2 poorly performing 1950s-era schools.

Adams 14 is very well aware of our State goals to reduce greenhouse gas emissions by 50% by 2030 and achieve 100% clean energy by 2040. A building's HVAC is typically 50% of a building's greenhouse gas emissions. Therefore, in addition to designing an HVAC system guaranteed to deliver proper indoor air quality to our students and staff, we also knew it needed to be sustainable to support our State's goals. Our project's alignment with these ambitious State goals is a testament to our commitment to sustainability and should be a source of pride for all involved.

Working with our design and construction team, we have completed an initial financial analysis, including the IRA, showing the value of a geothermal system compared to a base system. From an accounting breakdown standpoint, the base HVAC system will cost ~\$10M. Geothermal will add a ~\$3M premium for a total investment of ~\$13M. Utilizing section 48E of the IRA, we can receive a 50% elective payment worth \$6.5M, bringing the actual cost to \$6.5M. The IRA creates a first cost savings of \$3.5M that the District and BEST does not have to fund! These two schools have a square footage of about 220,000 square feet. The new school design includes enhanced space utilization, reducing the square footage to just over 127,000 square feet. Due to the optimized square footage and enhanced HVAC system design, we anticipate an annual operational savings of over \$250,000 and 45% reduction in GHG emissions. Over the 25-year life of the system, assuming a 3% escalation factor, this results in over \$9.1M in operational savings, providing a promising outlook for the future financial health of this building.

The utility cost savings on the construction of the new school is substantial for multiple reasons. These avoided utility payments can be repurposed to further our educational mission directly rather than sending these dollars to the local utility company. The construction of this new school will allow us to have a more direct impact on each of our students and make the best use of our taxpayer and State dollars. Simply by reducing our square footage through optimized space utilization, we are anticipating over \$175,000 worth of annual savings. Then, with the geothermal system savings and replacing 30+-year-old boilers, we are anticipating another \$75,000 worth of savings for a grand total of ~\$250,000 of annual savings. Over the 25-year life of the system, assuming a 3% escalation factor, this results in over \$9.1M in operational savings, providing a promising outlook for the future financial health of this building.

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

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

<b>District:</b>	Alamosa RE-11J
<b>School Name:</b>	Alamosa HS
<b>Address:</b>	805 Craft Drive
<b>City:</b>	Alamosa
<b>Gross Area (SF):</b>	130,000
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$57,365,619
<b>Condition Budget:</b>	\$33,496,278
<b>Total FCI:</b>	0.58
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,697,032	\$8,855,950	1.15
Equipment and Furnishings	\$2,930,057	\$2,716,067	0.93
Exterior Enclosure	\$5,741,954	\$1,285,821	0.22
Fire Protection	\$19,350	\$1,715,631	88.66
HVAC System	\$8,716,120	\$9,584,101	1.10
Interior Construction and Conveyance	\$8,164,956	\$5,101,021	0.62
Plumbing System	\$2,672,786	\$1,863,453	0.70
Site	\$13,606,687	\$4,067,000	0.30
Structure	\$7,816,678	\$0	0.00
<b>Overall - Total</b>	<b>\$57,365,619</b>	<b>\$35,189,044</b>	<b>0.61</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Alamosa HS Vocational Building	6,000	0.13	2013	\$1,658,497	\$301,058
Alamosa HS Main	124,000	0.69	1997	\$42,100,434	\$30,820,986
Alamosa HS Site	1,720,620	0.30	1997	\$13,606,687	\$4,067,000
<b>Overall - Total</b>	<b>1,850,620</b>	<b>0.58</b>		<b>\$57,365,619</b>	<b>\$35,189,044</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Alamosa RE-11J

**County:** Alamosa

**Project Title:** HS Renovation and Addition

<b>Current Grant Request:</b>	\$8,867,484.78	<b>CDE Minimum Match %:</b>	34%
<b>Current Applicant Match:</b>	\$4,568,098.22	<b>Actual Match % Provided:</b>	34%
<b>Current Project Request:</b>	\$13,435,583.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$13,435,583.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$106.21	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$10.21	<b>Affected Pupils:</b>	568
<b>Hard Costs Per Sq Ft:</b>	\$96.00	<b>Cost Per Pupil:</b>	\$23,654
<b>Previous BEST Grant(s):</b>	8	<b>Gross Sq Ft Per Pupil:</b>	223
<b>Previous BEST Total \$:</b>	\$45,861,647.07		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	2,009	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$165,593,285	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	\$28,000,000
<b>PPAV:</b>	\$82,426	<b>Year(s) Bond Failed:</b>	24
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$6,165,066
<b>Median Household Income:</b>	\$48,673	<b>Total Bond Capacity:</b>	\$33,118,657
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	77.6%	<b>Bond Capacity Remaining:</b>	\$26,953,591
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$382.80		
Statewide Avg:	\$1,368		

I. Facility Profile

Alamosa RE-11J (0100) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation and Addition (0100-SG00003) - - New - Application Number (40)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Alamosa High School - 0100-0118

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership



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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

The Alamosa High School building was constructed by the Alamosa School District in 1997 using district bond funds. Due to bonding capacity limitations at the time, certain aspects of the building's design had to be reduced, modified, or eliminated. Although the construction met all required Building Codes in 1997, it predated many of the security features, student mental health provisions, health services and current safety features in restrooms now considered standard in modern school facilities. While the building initially met the district's needs, evolving educational requirements over the past 25 years have highlighted the need for ongoing adaptations. The nursing office and health services area is non-compliant with current codes and requirements. Twenty-five years of use, combined with typical wear and tear, have created a pressing need for essential mechanical system upgrades. In the past decade, the district secured a BEST grant for roof repairs and security upgrades at the high school, although no BEST grant funding was part of the original 1997 project.

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

Alamosa High School (Constructed in 1997 with District Bond) -  
Built secured visitors entrance with 2019 BEST Grant on the east side of the building.  
Complete Re-sanding and Re-painting of Main Gym Floor. 4 years ago, \$38,000, District Funds  
Purchased Air Cooled Chiller and Chilled Water Coils for High School air conditioning System: 1.5 years ago, \$501,000, 2022 BEST Grant  
Connection of the Air Cooled Chiller and Chilled Water Coils for High School Air Conditioning System obtained with the 2023 BEST Supplemental Grant to be completed in the Summer of 2024 after 54 week lead time for delivery.

## G. Historical Capital Outlay Budgeting

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

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

The district budgets \$2,791,646 annually toward maintenance and operations which represents 10.69% of the overall annual budget. The Capital Reserve account receives \$550,000 annually or about 2.1% to create a fund for long term capital projects and facility replacement. Even with this ongoing commitment the district finds itself seeking additional revenue sources to keep up with changing facility needs and increased supply and material costs. We are committed to the yearly Capital Renewal Reserve budget for these purposes. We understand that these funds can be accessed for any other Capital Reserve Projects within the district and then replenished with another set aside the following year. The set-aside will be based on the October count every year. The Board of Education will continue adding to the Capital Reserve as they have for all previously awarded BEST Grants. The district has \$1,200,000.00 in restricted fund balance for BEST Renewal Reserve related to the 2009 BEST project for the elementary schools in accordance with prior BEST awards. Our district has performed and proven our due diligence by adhering to these Capital Renewal Reserve requirements. We, therefore, will abide by these requirements if the grant is awarded to assist us in making all our schools safe, healthy, and technologically up-to-date, and creating a code-compliant environment for our students.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Alamosa RE-11J (0100) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation and Addition (0100-SG00003) - - New - Application Number (40)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

Yes, shortlisted but fell below the funding line.

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Our District is very thankful for the 2022, 2023, and 2024 BEST Grant awards, which will add HVAC, including air conditioning, to all regular classrooms. Despite our detailed analysis and Facilities Master Planning process, we still have significant safety concerns and deferred maintenance at Alamosa High School.

Since September 2022, the Alamosa School District has faced four swatting attacks, challenging our ability to maintain safe schools. These events have provided valuable insights for enhancing security. Alamosa High School urgently needs a security vestibule and dedicated security office on the west side, the main entry point for students and staff. This is crucial due to past incidents involving unauthorized individuals entering the campus, causing threats and unease.

Pandemic data and current needs highlight the necessity of easier access to counseling and health services. The Healthy Kids Colorado surveys from 2019 and 2023 indicate critical concerns regarding student mental health, including suicidal ideations, planning, and depression. Providing easier access to counselors and a welcoming environment is essential for supporting students in need.

Current data shows a decline in student count at Alamosa High School from ninth grade to graduation, partly due to students leaving the district. Creating a more inclusive and welcoming environment for students needing mental health and health services can foster a sense of belonging and help retain students. We need more space for student wellness and plan to build a wellness center on the west side of the building. This addition will provide offices, meeting rooms, and support space for existing staff, improving supervision of the west side.

Other critical needs include safely accessible restrooms, a centrally located nurse's suite, and various maintenance issues. The nurse's suite needs to be near the main office, requiring renovations for compliance, including a restroom. Restroom needs include privacy and gender-neutral options. The proposed project will renovate restrooms to provide safe, secure, and welcoming facilities that are easily monitored and accessed. The grant aims to address urgent building maintenance issues affecting student health and safety, such as mechanical system air exchanges, emergency egress lighting, code-required emergency egress locks, access control, and other urgent items detailed in the deficiency section.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

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

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

Health, Safety and Security:

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

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

Counseling, Mental and general student Health: During the past three years the use of and services provided by the counseling and health services at the high school have been transformed. The advent of Covid-19 and the renewed focus on mental health has been a critical need for many students to function and maintain their enrollment in the school system. The volume of students requiring services has mushroomed putting stress on the current staff and

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

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

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

#### **Urgent Maintenance**

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

**Life Safety Systems:** Many bug eye emergency lighting systems throughout the building were found to be faulty and not operating correctly preventing emergency lighting from working during fire, power outages and other emergency events. Cross corridor doors were identified as having magnetic locks with manual overrides that could prevent egress from occurring from large portions of the building in main corridors on the second level. Folding security gates are installed in locations where egress can be hindered after hours and when the gates are deployed. Fire extinguishers and FE cabinets are in need of replacement. Electrical boxes throughout the building are in need of proper covers to prevent public access and accidental injury. Glow in the dark exit signs were utilized in the building when internally illuminated signs are required to function in emergency (such as fire) and power outage events. Receptacles installed are not the required tamper resistant devices as required in areas identified by code posing a hazard to students. Receptacles near sinks and water sources are not GFI rated and pose a shock hazard. The lugs at the main distribution panel are in need of maintenance including tightening to prevent electrical power related damage including fire and other serious damage.

Safety and security camera coverage is not provided at key areas to provide student and occupant safety consisting of parking and other exterior spaces. Consistent and compliant interior signage is not provided (signage has been identified as a critical emergency responder need in school facilities). Key exterior doors are missing access control systems to help maintain continual locking of doors and prevent doors from being propped open. Door hardware within the school is not all functional per state required door locking requirements. Exterior stoops at exit doors have been found to have heaved compromising the ability for doors to exit properly in an emergency especially during inclement weather. Water fountains are in need of repair or replacement to meet state requirements for safe human consumption. And finally, the building is not provided with a water sprinkler fire protection system. While this met code when originally constructed, the lack of a fire sprinkler is both a safety and property protection deficiency. Fire sprinklers have been shown to put out 95% of the fires in buildings where they are installed, limiting the fire area to a single sprinkler head. The effectiveness of the system saves lives, saves property and provides flexibility in the building to accommodate renovations over time.

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

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

The resulting high school addition and renovation project is a result of identification of the highest priority needs at the high school building through the master planning process. The high school building was identified as having some of the most urgent needs in the district due to ongoing safety and security threats that have recently been under scrutiny due to recent swatting events (false calls to the school and emergency services reporting crisis events occurring at the high school) and due to the urgent mental health needs identified by the 2023 Healthy Kids Colorado Survey results. Deferred maintenance items at the high school were collected and prioritized according to urgency using RTA's prioritization system. This system identifies issues that have safety, security, human well-being and other critical issues for school operation and prioritizes them over other less urgent issues. The proposed project includes only the most urgent items identified in the planning process.

RTA was retained to assist in the preparation of this BEST Grant application and the data contained herein comes from the master planning work completed by this firm.

## **Solution**

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

The proposed solution to address the safety and security needs at the Alamosa High School include a renovation/addition project as follows:

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



Counseling, Mental Health and General Health Office: In order to help to address the appalling Healthy Kids Colorado Survey results for students of AHS, the school district is expanding the counseling and mental health offerings. This includes the provision for MTSS (Multi-Tiered System of Supports) staff and resources. In order to facilitate this expanded program more space and better organized facilities are needed. This larger space includes all the resources needed in one suite and would make services more visible, welcoming and available to students. On the proposed west side addition, space would be included to house the counseling department including offices and meeting space. The relocation of this department to the west side provides more access to this department, better visibility of the west entry doors with eyes that can monitor this side of the building, and more appropriate space to meet the counseling and mental health needs of students. Many of the people coming to MTSS meetings come from outside the school and having this resource on the west side means they don't have to traverse the building to access the meeting space. The addition could be designed so that the receptionist for counseling could check credentials for anyone entering the building on the west side. Furthermore, the location on the west side elevates the visibility of this service and the mental health professionals creating opportunities for more connections to students. Everyone will pass by the new mental health office everyday and see posters, flyers, and other information that may prompt students to seek help. Since everyone in the building walks past the west entrance routinely, it creates an opportunity to access the mental health area without stigma. The space program for the counseling department includes: five counseling offices at 120 sf ea, one MTSS staff office at 120 sf, one meeting/conference room at 200 sf, one quiet room at 100 sf, one storage room at 100 sf, two restrooms at 80 sf ea, one reception at 200sf and one security office at 120 sf for a total of 1,600 sf of programmed spaces. All staff that the school currently employs to address the mental health crisis would be housed in this space. Using a non-assigned space multiplier of 35% results in 2,160 sf of space needed. The space inside the building where the existing counseling department is now located (1,735 sf) would be converted to a large classroom plus a universal access restroom. This classroom would support classes that already occur inside the building in a makeshift room near the front office (there is no net increase in the number of building classrooms). This makeshift classroom would be renovated to accommodate the new health office. The health office is proposed to be 560 sf including cot space, work space and a restroom. This strategy puts the health office near the front door where parents can easily pick up students, and where the office can monitor students. The health office would be provided with a restroom, sinks, and proper space for cots and locking storage for medications (which are dropped off at the now nearby front desk by parents). The addition on the west side along with the interior renovations address all of these needs within the high school with only a small addition and better use of existing square footage in the most appropriate areas of the building.

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

All of the identified deferred maintenance items would be addressed in the project utilizing a general contractor to manage and coordinate the work. Critical door issues preventing safe egress in corridors would be replaced with code compliant door systems allowing free egress at all times. Emergency lighting would be replaced where failed bug eye and glow in the dark fixtures occur. The failing transformer will be replaced to prevent excessive heat and fire hazard. The lugs on the main switch gear will be tightened and maintained to prevent electrical hazards including fire. Covers will be provided on exposed electrical boxes, GFI outlets will be provided in wet areas as required by code. Security cameras will be provided in the parking lot to provide surveillance and improve student safety. Access control systems will be provided on high volume doors to prevent doors from being propped open.

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

improve audibility that is affecting learning spaces. The gymnasium drinking fountains will be replaced to provide safe drinking water. Exterior exit door stoops will be repaired or replaced to allow proper operation of exit doors.

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

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

The proposed solution was developed over several months during the master planning process in late 2023 with revisions to the scope in 2024 to address CDE BEST Board feedback. The Alamosa School District Facilities Committee convened four meetings with master planning firm RTA Architects to review building deficiencies, key district data points, and review options to address key high school issues. The proposed options were developed with input from the principal, the facilities committee and the planning consultant team. The facilities committee consisted of district leadership, facilities staff, maintenance and operations staff, district IT staff, members of the community, parents and members of the board of education.

The scope was modified for the 2025 BEST Cycle by removing cafeteria and kitchen additions that were perceived as adding building capacity. The proposed solutions address student safety and health issues identified during the planning stages and adhere to recommendations in the CPTED for Schools Guidelines. The proposed solution adheres to the CDE Construction Standards and industry norms for the design of K-12 learning environments and are informed by the results of the 2023 Healthy Kids Colorado Survey results. RTA Architects helped formulate the concept diagrams in response to deficiencies, code requirements and security recommendations. The schedule was developed by RTA with input from Synergy Construction Concepts and GH Phipps Construction. All team members are currently working in the San Luis Valley and have reasonable knowledge of local conditions that would affect the execution of the proposed project.

## Urgency

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

The Alamosa High School project urgently needs the BEST grant due to its critical safety and security needs. Recent swatting events have exposed vulnerabilities, making it imperative to address these issues now. An erratic individual recently entered the school, threatening students and staff, highlighting the need for enhanced security measures.

The 2019 and 2023 Healthy Kids Colorado Survey results underscore the critical mental health needs of our students. We must act now to prevent real incidents and provide a safe, inviting environment for students to access counseling and support services. Adequate space for our counseling team is essential for delivering meaningful assistance.

A successful BEST grant application will enable the Alamosa School District to pursue a bond in fall 2025 for matching funds and additional improvements. The previous \$30M bond attempt in 2024 did not pass, but securing the BEST grant will make the bond more appealing to voters, ensuring these vital projects become a reality.

As we address deferred maintenance and other critical needs, the BEST grant will help us stretch our resources to better serve our students. Your support is crucial for creating a safer, more supportive environment at Alamosa High School.

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

Yes

No

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

### Future Plan for Maintenance of Proposed Project

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

Our district's facilities team is led by Adrian Ramirez, who comes to the district with vast experience at Valley Wide Hospital. Adrian takes pride in teaching his team of five district-wide maintenance staff how to take care of their equipment properly. Adrian brings a renewed focus on routine and preventive maintenance to all the district's systems.

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

The district budgets \$2,791,646 annually toward maintenance and operations which represents 10.69% of the overall annual budget. The Capital Reserve account receives \$550,000 annually or about 2.1% to create a fund for long term capital projects and facility replacement. Even with this ongoing commitment the district finds itself seeking additional revenue sources to keep up with changing facility needs. We are committed to the yearly Capital Renewal budget for these purposes. We understand that these funds can be accessed for any other Capital Reserve Projects within the district and then replenished with another set aside the following year. The set-aside will be based on the October count every year.

The Board of Education will continue adding to the Capital Reserve as they have for all previously awarded BEST Grants. The district has \$1,200,000.00 in restricted fund balance for BEST maintenance reserve in accordance with prior BEST awards. Our district has performed and proven our due diligence by adhering to these Capital Renewal requirements. We, therefore, will abide by these requirements if the grant is awarded to assist us in making all our schools safe, healthy, and technologically up-to-date, and creating a code-compliant environment for our students.

### Adjacent Structures

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

Yes

No

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

## AHERA

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

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

Yes

No

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

Yes

No

## Future Use or Disposition of Existing Public School Facilities

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

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

No facilities will be retired or disposed of in the proposed project.

III. Detailed Project Cost Summary

**Alamosa RE-11J (0100) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation and Addition (0100-SG00003) - - New - Application Number (40)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

34.00 %

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

34.00

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	13,435,583.00
D. Applicant Match to this Project	\$	4,568,098.22
E. Requested BEST Grant Amount	\$	8,867,484.78
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	13,435,583.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

223


6 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

12/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

12/01/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project budget was developed utilizing cost information from RTA, Bridgers & Paxton Engineers, HCDCA Engineering, GH Phipps Construction and Nunn Construction. The total project budget was prepared with cost options from GH Phipps Construction, RTA Architects and Synergy Construction Concepts to cover the anticipated construction and owner's costs for the anticipated project schedule. The schedule was developed by RTA with input from Synergy Construction Concepts and GH Phipps Construction. All team members are currently working in the San Luis Valley and have reasonable knowledge of local conditions that would affect the execution of the proposed project.

RTA compiled the final detailed project budget spreadsheet with data from all the team members listed above. The estimate that was used in the final preparation of the grant application was the higher of the estimates. The reasons for the cost approach are twofold. First RTA and ASD worked with GH Phipps on this application as well as the application last year giving them much more extensive knowledge of the proposed project, existing conditions and local market. GH Phipps is currently working in the Alamosa area we believe are more familiar with local resources. We did reach out to Nunn and gave them adequate project information and appreciate their second opinion on costs. But given the very conceptual nature of a master plan, we are more confident with the team who has worked on this project longer and has more inside knowledge. We also feel the more conservative budget positions the project more effectively to cover unknowns which do arise on renovation projects. This year our addition is smaller and lacks the scale that would get more attention from subcontractors. Furthermore, we are hearing of potential cost impacts due to tariffs on steel and aluminum. For these reasons we felt that it was more prudent planning to go with the higher number to make sure that we can accomplish the project for the budget.

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



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

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

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

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The project procurement process will follow the CDE Consultant/Vendor Selection Guidelines (as we have always done in the past) beginning with the Owner's Representative who will assist the district with the procurement of all other vendors including design and construction.

## Other funding options

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

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

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

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

The 2022, 2024 BEST Grant set aside funds, capital reserve funds, and potential bond funds will all contribute towards the implementation of this project. We are proud of the multiple funding streams we have established through a concerted effort to help us maximize the BEST Grant match. This combination of funding will be utilized in the most responsible and impactful way to make an equitable investment in our schools that will help each one of our students, teachers, and staff members feel safer and more comfortable coming to school.

## Current Utility Costs

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

2023: W/S/T- \$163,299 Natural Gas-\$69,691 Electricity- \$126,444

2024: W/S/T-\$192,513, Natural Gas- \$71,427, Electric-\$137,233

Due to the nature of this project and the fact that it will not fund wholesale HVAC or lighting replacement, we do not expect any significant savings in utilities costs as a result.

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

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

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

**Vilas RE-5 - K-12 Addition/Renovation - Vilas Pre-K-12 - 1929**

<b>District:</b>	Vilas RE-5
<b>School Name:</b>	Vilas Pre-K-12
<b>Address:</b>	202 South Collingwood Avenue
<b>City:</b>	Vilas
<b>Gross Area (SF):</b>	34,717
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$10,864,929
<b>Condition Budget:</b>	\$7,926,707
<b>Total FCI:</b>	0.73
<b>Adequacy Index:</b>	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,905,989	\$2,302,613	1.21
Equipment and Furnishings	\$720,749	\$797,046	1.11
Exterior Enclosure	\$1,855,250	\$802,007	0.43
Fire Protection	\$1,848	\$487,953	264.00
HVAC System	\$299,242	\$302,533	1.01
Interior Construction and Conveyance	\$2,265,155	\$1,869,401	0.83
Plumbing System	\$666,972	\$760,426	1.14
Site	\$1,567,625	\$1,016,306	0.65
Structure	\$1,582,099	\$96,327	0.06
<b>Overall - Total</b>	<b>\$10,864,929</b>	<b>\$8,434,612</b>	<b>0.78</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Vilas Pre-K-12 Cafeteria	4,875	0.70	1998	\$1,193,757	\$906,753
Vilas Pre-K-12 Main	17,050	0.65	1929	\$4,763,323	\$3,351,608
Vilas Pre-K-12 Site	914,760	0.65	1929	\$1,567,625	\$1,016,306
Vilas Pre-K-12 Gym	12,792	0.89	1949	\$3,340,224	\$3,159,945
<b>Overall - Total</b>	<b>949,477</b>	<b>0.73</b>		<b>\$10,864,929</b>	<b>\$8,434,612</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Vilas RE-5

**County:** Baca

**Project Title:** K-12 Addition/Renovation

<b>Current Grant Request:</b>	\$22,605,817.26	<b>CDE Minimum Match %:</b>	29%
<b>Current Applicant Match:</b>	\$473,118.18	<b>Actual Match % Provided:</b>	2.05%
<b>Current Project Request:</b>	\$23,078,935.44	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$23,078,935.44	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$989.24	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$187.17	<b>Affected Pupils:</b>	54
<b>Hard Costs Per Sq Ft:</b>	\$802.06	<b>Cost Per Pupil:</b>	\$427,388
<b>Previous BEST Grant(s):</b>	4	<b>Gross Sq Ft Per Pupil:</b>	740
<b>Previous BEST Total \$:</b>	\$7,809,445.43		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	53	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$6,723,056	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median:</small>	<small>\$133,539,963</small>	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$126,850	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV:</small>	<small>\$215,398</small>	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$55,417	<b>Total Bond Capacity:</b>	\$1,344,611
<small>Statewide Avg:</small>	<small>\$79,577</small>	<small>Statewide Median:</small>	<small>\$26,607,993</small>
<b>Free Reduced Lunch %:</b>	68.6%	<b>Bond Capacity Remaining:</b>	\$1,344,611
<small>Statewide District Avg:</small>	<small>50.51%</small>	<small>Statewide Median:</small>	<small>\$15,364,212</small>
<b>Total Mills \$/Capita:</b>	\$660.08		
<small>Statewide Avg:</small>	<small>\$1,368</small>		

I. Facility Profile

Vilas RE-5 (0260) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (0260-SG00002) - - New - Application Number (17)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Vilas RE-5 - 0260

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

NA

\*

**Facility Condition**

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

The first school in Vilas was constructed in 1898 and replaced by the current building in 1929. This main building has served the Vilas community for the past 92 years and remains the heart of our community. Over the years, several additions and minor remodels have been made to accommodate the growing educational needs.

In 1936, the Work Program of America (WPA) completed an addition on the west end of the building. Another small cinder block addition was added in 1965. The original gymnasium was reconfigured into a library on the first floor and classrooms on a new second floor, providing much more learning space within the original footprint. Recently, the main building was renovated to meet safety standards, with final occupancy granted in January 2024.

Campus-wide, the gymnasium was built in 1949 and underwent a renovation in 1979.

The Vo-Ag shop was constructed in 1965.

The cafeteria building, a metal structure, was built in 1988. In 2009, the interior of the building, including the cafeteria and a weight room space, was renovated.

The Innovation Center was constructed in 2005 with light interior renovation in 2021.

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

The district has expanded over time to accommodate its growth for an increase in students, activities/curriculums offered, and the need for additional buildings and programs. Here is a recap of the history of building, additions, and major capital improvements:

1929 - The Current Main School building was constructed.  
1936 - WPA Additions on the west side of the building to accommodate additional classrooms.  
1949 - Existing gymnasium built. Renovation of old gym/cafeteria in the main school building for use as a library and addition of upstairs science lab, home economics room, classroom, and workrooms.  
1965 - Fill in addition between two 1936 additions on the west side to accommodate a kindergarten. The second floor was renovated at this time.  
1965 - Vo-Ag shop and classroom constructed  
1979 - Addition to the east side of the gymnasium to accommodate locker rooms, public restrooms, multi-purpose room, and concessions stand.  
1998 - Cafeteria constructed.  
2005 - Innovation Center constructed - renovated in 2021/2022.  
2009 - The cafeteria was renovated to add weight room space.  
2014 - The Home Economics classroom in the main school building was renovated.  
2021 - Main Building renovation was completed (BEST project)

This project will not disturb any of the renovations completed in our Main Building renovation completed last year. This project was anticipated in the design, and the connecting hallway was constructed.

## G. Historical Capital Outlay Budgeting

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

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

Since beginning our Master Plan process in 2018, the district has committed \$300/student (1.5% of Per Pupil Base Funding) directly to our capital account. Additionally, we have appropriated funds to meet our match obligations in the 2021 project and subsequent supplemental grants. During this initial timeframe of addressing deferred maintenance and facility deficiencies, these funds have helped provide match funds for our BEST project and provide for those out-of-scope necessities that have needed to be addressed. At the completion of Phase 1 of construction, the board transferred \$250,000 additional funds into our Capital Reserve to bolster maintenance savings. When the phase 2 project is completed, we will continue to budget with a minimum of 1.5% of our per-pupil base funding and add additional funds annually as possible.

\*



## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Vilas RE-5 (0260) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (0260-SG00002) - - New - Application Number (17)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This project addresses the remaining safety issues on our district's campus. It will consolidate the campus into one building and, at the same time, eliminate three buildings that have created safety violations, are far beyond their useful life, create maintenance needs that exceed their usefulness, and drain resources needed in other places - one building has been red-tagged because of safety issues. Upon the completion of this project, the district will have a fully functional food service facility and construction trades facility, allowing the district to resume providing full nutritional services and resume programming in our construction trades and food system pathways.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

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

Through the continued evaluation of existing facilities over the past several years and the completion of the classroom building renovation via a BEST grant, the master plan identified a second phase. The master plan, completed within the last five years, highlighted several critical issues with the gymnasium and were also identified in CDE facility condition assessment report including: failing foundation systems (A-substructure), building structure (B10 superstructure), exterior walls and roof (B2010), exterior windows (B2020), exterior doors (B2030), interior wood doors (C1020), restrooms and restroom accessories (D2010, C1030), the mechanical system (D3050), electrical systems (D5012, D5021, D5022), HID lighting systems (D5022), phone system (D5031), bleachers (E2010), lockers (E2010) are all beyond their useful life and should be replaced. In addition the existing building is detached from the main school building and requires additional supervision and oversight for use.

The 1965 Vo-Ag building was closed by code officials due to the lack of a compliant dust collection system, non-compliant and outdated electrical systems, and the lack of an appropriate mechanical system. Even though the state did not assess this facility since the building has not been used for educational purposes since the building close the systems in this building are similarly failing. Building structure, exterior walls and roof, exterior windows, exterior doors, interior wood doors , restrooms, mechanical system, electrical systems are all beyond their useful life. The original metal building was not designed as an educational facility.

The building is also plagued with asbestos throughout and does not comply with energy code, building code, the fire alarm system is past its useful life, and does not meet ADA requirements.

The 1988 metal building housing the cafeteria, kitchen, weight room, and restrooms is also identified by the design team and CDE's facility condition assessment report dated March 8, 2024 with significant deficiencies. During the master planning process, the existing kitchen hood was identified as a life safety code issue (D3040) along with the mechanical system (D3050) and building controls (D3060) are all past their useful life. Additionally light fixtures throughout the facility are beyond their useful life including HID light fixtures on the exterior (D5020) and interior (D5022). Critical life safety systems such as the fire alarm system is 26 years old and past its useful life (D5037).

When viewed holistically, the existing campus is a collection of detached metal buildings that are have served the District but are past their useful life both from a structural, envelope, and internal system standpoint. This situation compromises student safety and security, and valuable time is spent circulating between buildings instead of being used for instruction.

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

The design team and owner's representative have been working with the District for over five years, creating a comprehensive master plan to address campus-wide issues. With the support of the BEST program, the first phase of the master plan was implemented. Throughout the master planning process and the initial BEST project, the team has continuously evaluated the condition of the existing campus. Structural, mechanical, and plumbing engineers assessed the existing buildings and explored options for both restoring and replacing the systems.

Through a collaborative, multidisciplinary process, it was determined that investing in the existing metal buildings would be both costly and unlikely to provide long-term, reliable solutions for the District. Given the exterior envelope conditions, construction techniques, and structural stability of the existing buildings, heavy investment in MEP systems would not be financially responsible.

During the original master planning process, the historic WPA building was evaluated and identified as a good candidate for renovation and restoration. This successful BEST project included a master plan that outlined the long-term goal of consolidating facilities to improve the safety and health of all campus occupants.

## Solution

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

Due to financial constraints associated with the first phase of the BEST funded project the District needed to seek a waiver for matching funds. The District maximized the use of available reserves funds, outside grants, and a power purchase agreement to compile capital for the last BEST project and felt it was prudent to phase the project due to financial constraints.

Through the continued evaluation of existing facilities over the past several years and the completion of the classroom building renovation via a BEST grant, the master plan identified a second phase. The master plan, completed within the last five years, highlighted several critical issues: the exterior envelope of the hybrid Quonset hut gymnasium is failing, the mechanical, electrical, and plumbing systems are outdated, the fire alarm system is obsolete, and the building lacks a fire sprinkler system. Due to the original construction techniques, updating these systems is not feasible, nor is further investment in the building appropriate. Additionally, the gymnasium's location on the site prevents campus consolidation.

The vocational building was closed due to code violations related to the dust collection system and non-compliant electrical system. Furthermore, its mechanical, electrical, and life safety systems have exceeded their useful life. This building is detached from the main building and is not connected to the fire alarm or intercom system. The metal building serving as the cafeteria and kitchen has been cited by county and state authorities for health and building code violations, primarily due to the state of the kitchen hood, which lacks the required fire suppression system and an appropriate make-up air unit.

The master plan addressed these deficiencies by proposing a consolidated campus solution. The first phase of the master plan was designed to accommodate the second phase, which includes a new cafeteria, kitchen, locker rooms, gymnasium, and vocational spaces. Consolidating the campus will improve safety and security and address key code issues associated with the kitchen, vocational spaces, and gymnasium. Compliance with current building codes, including construction techniques, fire sprinklers, fire alarms, and mechanical and electrical systems, will create a safe and healthy environment for students, staff, and community members.

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

The design team and owner's representative have been working with the District for over five years, creating a comprehensive master plan to address campus-wide issues. With the support of the BEST program, the first phase of the master plan was implemented. Throughout the master planning process and the initial BEST project, the team has continuously evaluated the condition of the existing campus. Structural, mechanical, and plumbing engineers assessed the existing buildings and explored options for both restoring and replacing the systems.

Through a collaborative, multidisciplinary process, it was determined that investing in the existing metal buildings would be both costly and unlikely to provide long-term, reliable solutions for the District. Given the exterior envelope conditions, construction techniques, and structural stability of the existing buildings, heavy investment in MEP systems would not be financially responsible.

During the original master planning process, the historic WPA building was evaluated and identified as a good candidate for renovation and restoration. This successful BEST project included a master plan that outlined the long-term goal of consolidating facilities to improve the safety and health of all campus occupants.

## Urgency

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

Both our kitchen and construction trades buildings have already failed inspections designed to protect student safety. The district has implemented the temporary solutions described above to maintain continuity until this project can be completed. If we are unable to proceed with a BEST grant, we will continue to pursue other grant opportunities to create an alternative timeline for addressing these needs. In this case, the district has paused our construction trades program until we have identified a concrete funding solution.

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

Yes

No

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

### Future Plan for Maintenance of Proposed Project

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

Since beginning our Master Plan process in 2018, the district has committed \$300/student (1.5% of Per Pupil Base Funding) directly to our capital account. Additionally, we have appropriated funds to meet our match obligations in the 2021 project and subsequent supplemental grants. During this initial timeframe of addressing deferred maintenance and facility deficiencies, these funds have helped provide match funds for our BEST project and provide for those out-of-scope necessities that have needed to be addressed. At the completion of Phase 1 of construction, the board transferred \$250,000 additional funds into our Capital Reserve to bolster maintenance savings. When the phase 2 project is completed, we will continue to budget with a minimum of 1.5% of our per-pupil base funding and add additional funds annually as possible.

### Adjacent Structures

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

Yes

No

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

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,*

*contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

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

- Yes
- No

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

- Yes
- No

### **Future Use or Disposition of Existing Public School Facilities**

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

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

The existing cafeteria building, shop/construction trade building, and gymnasium building will each be demolished and disposed of because those spaces will be consolidated into the main building. The cost for the demolition and disposal of these buildings are included in our budget at a combined total of \$280,000.00



III. Detailed Project Cost Summary

Vilas RE-5 (0260) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (0260-SG00002) - - New - Application Number (17)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

29.00 %

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

2.05

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

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

C. Project Cost	* \$	23,078,935.44
D. Applicant Match to this Project	\$	473,118.18
E. Requested BEST Grant Amount	\$	22,605,817.26
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	23,078,935.44

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

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

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

740


4 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

08/15/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

02/23/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district used RTA to provide initial numbers and then validated those budget numbers using Agora West and estimates from three general contractors who are familiar with or currently engaged in municipal projects in our rural county.

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

Agora West is currently the district's owner representative and was selected during the first BEST grant in a competitive procurement. In accordance with district policy, Agora West continued to serve the district through the subsequent supplementals and the current project, including preparing this grant. Agora West, specifically Jeff Reed, has worked previously on eight other successful BEST projects. It is the district's intent to maintain continuity with Agora West for the completion of this grant.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The District initially conducted a competitive process in 2020 to select the Owner's Representative and architect for the master planning and design of the first phase of the project. In the interest of continuity and because of institutional and district-specific knowledge these firms have. The District intends to continue

to work with those companies (as provided for in the selection process) due to the long-term relationship and willingness to support the District over the past five years. The District, with the assistance of the Owner's representative, will conduct a competitive selection process for the Construction Manager / General Contractor after the schematic design is complete.

### **Other funding options**

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

The school district has enjoyed strong support from our community. We have received a series of small grants from a local foundation to help with small capital needs on an every-two year basis. Receiving funds from them in 2016,2018, 2020 and 2022. We are also pursuing grants from private foundations. Unfortunately, we will not know the outcome of these grants prior to our BEST application submission and can not count on them for this project. These foundation grants, if received, will be utilized to secure items that are outside the scope of this project but necessary to realize the needs and plans of the district (like tools for our CTE program). Our district has forged many community partnerships that have helped with small projects on campus and supported our academic improvements, some providing small in-kind contributions oand thers providing funds for specific student-facing projects. These community partnerships are very important to our school and our student's academic success as well as their development as citizens in our community. It is critical that we leverage these commitments (no matter how small they are) to get as many capital improvements completed as possible. Our ability to continue receiving support from these community partners is vital. This waiver will help demonstrate our district's commitment to our community to raise money from outside our community to complete the projects which can't be adequately funded by our local community.

### **Current Utility Costs**

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

Not relevant



**District or BOCES Name:** Vilas RE-5

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

Receiving a waiver will allow the district to reserve the necessary capital funds to provide for the maintenance and replacement of systems without cutting our investment to student-facing priorities. Educating our students requires delivering both quality programming and a safe environment. Over the last three years, we have focused on expanding class offerings, improving the quality of curriculum, providing a school nurse more than one day a week, and other student-facing commitments. Additionally, we completed Phase I of our Master Plan, a renovation of our main school building. During the time needed to complete that phase, we had to accelerate the implementation of this phase due to the failure of buildings housing other programs and services. However, if the funds we use to meet these urgent needs are diverted from curriculum, staffing, transportation, and other programming, then we will create another problem. Vilas School District meets each student where they are and helps provide a pathway to growth and achievement in a tight-knit relational atmosphere. It is our commitment to " educate all students in a caring, safe, and challenging environment and to provide the opportunity for every student to reach their full academic potential and be productive members of society. " We take this commitment seriously, and it is embedded in our mission statement. The District provides students with programs such as full-day Preschool, full-day Kindergarten, Music, Art, and Entrepreneur classes, a wide range of concurrent options, and many other extracurricular classes. We are currently working to build out six career pathway options that students can utilize to jumpstart their post-secondary education or launch careers. If a match waiver is granted, the District will be able to continue to provide and strengthen these educational programs for students. The district must make these capital expenditures but would like to do so while maintaining our commitment to our students and community to provide a modern and high-quality education.

(3000 characters max)

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

The statutory match requirement of \$1,344,611.20 represents approximately \$24,900 per student. As is apparent by the factors that reduce the statutory limit of our district, there is a substantial absence of property wealth in the community. After a period in which the district had to face several challenges and make a number of budget cuts and adjustments that included deferring maintenance and cutting programs, our district began a steady climb back. Over the last five years, our district has made substantial strides to rebuild depleted reserves, address capital deficiencies, expand educational offerings, and do these things in a way that builds stability and complements not just one another but the long-range vision of our district. Even if we paused all investment in these complimenting areas, it would take several years to put the \$1.3 million into capital while continuing to maintain a healthy reserve and have the needed maintenance budget to maintain the completed project. Bringing our campus into safety compliance for our students is an important part of our efforts to build momentum around our school ' s journey and this match waiver would accelerate the process, in addition to ensuring its quality and success. The District has committed to a 2% match, which is equal to our total property tax revenues for three years.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

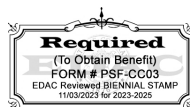
*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background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

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$126,850.11	2.47%	10% max
Median Household Income	\$55,417.00	5.62%	25% max
Free and Reduced Lunch %	68.6%	3.79%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills \$/Capita	\$660.08	15.39%	20% max
Remaining Bond Capacity	\$1,344,611.00	1.46%	20% max
	<b>Total CDE Minimum Match</b>	<b>29%</b>	<b>100%</b>

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

According to census.gov data, Median Household Income in Baca County is actually \$39,891 rather than the \$55,417 referenced above. This actual Median Household Income difference represents 49.7% of the statewide Median Household Income rather than the nearly 70% of statewide number reflected in the chart - this 20+% increased gap is significant and should substantially reduce the weighted % calculation.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

The school district has enjoyed strong support from our community. We have received a series of small grants from a local foundation to help with small capital needs, receiving funds from them in 2016, 2018, and 2020. We have also been invited to apply for grants from two additional private foundations. Unfortunately, we will not know the outcome of these grants prior to our BEST application submission and can not count on them for this project. These foundation grants, if received, will be utilized to ensure we complete the project without using more than three years' worth of our property tax revenue and to boost our capital reserve, securing the sustainability of this project. Our district has forged many community partnerships that have helped with small projects on campus and supported our academic improvements, some providing small in-kind contributions and others providing funds for specific student-facing projects. These community partnerships are very important to our school and our student’s academic success and their development as citizens in our community. It is critical that we leverage these commitments (no matter how small they are) to get as many capital improvements completed as possible. Our ability to continue receiving support from these community partners is vital. This waiver will help demonstrate our district’s commitment to our community to raise money from outside our community to complete the projects that can’t be carried out by our local community.

(3000 characters max)

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

CDE Minimum Match percentage	29
Match Percentage Requested	2.05
Amount of requested reduction from CDE Minimum	26.95

Is a Statutory Limit Waiver also being submitted?  Y  N







Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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


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

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * C from grant application cost summary)	<u>\$7,736,781.60</u>
B. School District's certified FY2024/25 Assessed Value	<u>\$6,723,056.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$1,344,611.20</u>
D. Current outstanding bonded indebtedness:	<u>\$0.00</u>
<u>E.</u> Total available bonded indebtedness (Line C-D).	<u>\$1,344,611.20</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E, unless additional matching funds are voluntarily offered)	<u>\$1,344,611.20</u>

School District: Vilas RE-5  
Project: District Campus Consolidation Addition  
Date: 02/06/2025

Signed by Superintendent: 

Printed Name: Abby Pettinger

Signed by School Board Officer: 

Printed Name: John Wittler

Title: Board President

CDE – Capital Construction Assistance

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

**Colorado Springs 11 - Jenkins MS Renovation - Jenkins MS - 1999**

<b>District:</b>	Colorado Springs 11
<b>School Name:</b>	Jenkins MS
<b>Address:</b>	6410 Austin Bluffs Parkway
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	124,933
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$44,516,846
<b>Condition Budget:</b>	\$28,461,536
<b>Total FCI:</b>	0.64
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,186,945	\$6,115,663	0.99
Equipment and Furnishings	\$2,444,831	\$2,513,345	1.03
Exterior Enclosure	\$4,200,540	\$3,518,278	0.84
Fire Protection	\$46,090	\$1,477,741	32.06
HVAC System	\$8,214,969	\$3,134,555	0.38
Interior Construction and Conveyance	\$8,195,136	\$6,040,435	0.74
Plumbing System	\$2,380,723	\$1,759,017	0.74
Site	\$6,384,151	\$4,995,108	0.78
Structure	\$6,463,462	\$362,220	0.06
<b>Overall - Total</b>	<b>\$44,516,846</b>	<b>\$29,916,362</b>	<b>0.67</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Jenkins MS Main	124,933	0.62	1999	\$38,132,696	\$24,921,254
Jenkins MS Site	2,740,895	0.78	1999	\$6,384,151	\$4,995,108
<b>Overall - Total</b>	<b>2,865,828</b>	<b>0.64</b>		<b>\$44,516,846</b>	<b>\$29,916,362</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Colorado Springs 11

**County:** El Paso

**Project Title:** Jenkins MS Renovation

<b>Current Grant Request:</b>	\$12,629,875.08	<b>CDE Minimum Match %:</b>	56%
<b>Current Applicant Match:</b>	\$16,074,386.47	<b>Actual Match % Provided:</b>	56%
<b>Current Project Request:</b>	\$28,704,261.55	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$28,704,261.55	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$411.54	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$14.75	<b>Affected Pupils:</b>	1,265
<b>Hard Costs Per Sq Ft:</b>	\$132.71	<b>Cost Per Pupil:</b>	\$22,691
<b>Previous BEST Grant(s):</b>	11	<b>Gross Sq Ft Per Pupil:</b>	158
<b>Previous BEST Total \$:</b>	\$6,406,469.83		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	21,689	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$4,242,359,000	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963		
<b>PPAV:</b>	\$190,012	<b>Bonded Debt Failed:</b>	\$585,000,000
Statewide PPAV:	\$215,398		
<b>Median Household Income:</b>	\$71,659	<b>Year(s) Bond Failed:</b>	16,21
Statewide Avg:	\$79,577		
<b>Free Reduced Lunch %:</b>	58.2%	<b>Outstanding Bonded Debt:</b>	\$0
Statewide District Avg:	50.51%		
<b>Total Mills \$/Capita:</b>	\$684.89	<b>Total Bond Capacity:</b>	\$848,471,800
Statewide Avg:	\$1,368	Statewide Median:	\$26,607,993
		<b>Bond Capacity Remaining:</b>	\$848,471,800
		Statewide Median:	\$15,364,212

I. Facility Profile

Colorado Springs 11 (1010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jenkins MS Renovation (1010-SG00003) - - New - Application Number (50)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Jenkins Middle School - 1010-4424

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

Jenkins Middle School is one of our newest buildings in the district, completed in 1999, and serving grades 6-8. It was designed and built per code and Authorities Having Jurisdiction (AHJ) requirements at that time. Research, planning, and consideration of many factors, including safety, sustainability, and cost were conducted for the design and engineering of the school.

Proper engineering devices were utilized such as: geotechnical investigations, load analysis, and material selection to inform the structural design, After opening, the building June 1999 it almost immediately started showing signs of "settlement". The concrete masonry walls showed some cracking and the floor slab seemed to be sinking. The issues have continued to worsen over the years and while we have been monitoring the changes and working towards a design in FY25 with construction in FY27 our plans have changed requiring immediate action.

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

Since Jenkins is one of our newest schools, it has not had any major renovations since being built. Over the last six years the Capital Improvement projects that have been completed at Jenkins Middle School are as follows:

- Replaced failed HVAC Compressors - \$41,285
- Replaced Fire Alarm System - \$398,175
- Replaced Parking Lot Lighting - \$23,625

Interior lighting upgrades \$64,548  
Exterior sidewalk ADA upgrades - \$10,975  
Caulk Building perimeter - \$10,925  
Fire Smoke Damper Repairs - \$37,792  
Remodeled 1 set of Boys and Girls Restrooms in the 6th grade wing \$569,549  
Exhaust fan modifications \$18,355  
HVAC replacement \$4,000,000 (ESSER funded)  
Secure Entrance Upgrades \$294,000

## G. Historical Capital Outlay Budgeting

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

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

Established in 1872, as the state's 14th largest school district in Colorado, 1,472 staff oversee 22,744 students, 57 schools and Charters, 3,745,592 ft.<sup>2</sup> of school buildings and 644 acres of property. D11's Facilities Operations and Maintenance department strives to maintain all campuses to the best of their ability, the district spends approximately \$12 million annually to operate (utilities), maintain currently functioning systems as well as repairing failing systems and all associated personnel costs. The D11 facilities maintenance plan identifies functioning and deficit items in each building. Metrics including safety, life expectancy, previous and ongoing repair needs, frequency and cost versus replacement and code compliance are measured at least annually. The rubric places items on a capital requirements list under one of three categories, replaced within five years, replaced in 6 to 10 years or request improvement.

Prior to 2017 when the Mill Levy Override (MLO) was passed, the district operated on a limited budget for significant Capital Improvements. After 2017 and because of the MLO, more Capital Improvements were able to be made throughout the entire district.

The District is committed to capital renewal. On an annual basis we transfer a flat \$3,442,000 from the general fund to the capital projects fund. We also transfer \$18,191,311 from our MLO to the capital projects fund on an annual basis (part of that is now being used for debt service though). Both of these amounts are recurring. We have also historically funded very specific projects with non-recurring transfers from both of these funds as well. In addition to these major commitments to capital renewal, we also budget minor repairs and maintenance in the general fund at around \$5M per year (that excludes supervision, utilities, custodial and grounds maint.). Our total program funding is \$246M, so we are well in excess of the 1.5% recommended by CDE, which is necessary given the age and condition of our buildings.

District projects, including the upcoming renovation are designed and built to not only all required codes and Authorities Having Jurisdiction (AHJ's)

requirements, but also Colorado's Department of Education, Division of Public School Capital Construction Assistance, Public School Facility Construction Guidelines 1 CCR 303-1.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

Colorado Springs 11 (1010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jenkins MS Renovation (1010-SG00003) - - New - Application Number (50)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

There are multiple solutions for the issues at Jenkins. Renovating the existing 7th and 8th grade wing or constructing a new 7th and 8th grade wing and demolishing the existing wing. The media center, family classroom and Gym also require additional slab changes which may impact the walls and surrounding areas as part of those repairs.

When facing significant slab and possibly structural challenges, such as those that impact the foundation of the building, the project becomes even more intricate. Bryan Construction, CRP Architects, and MGA Structural have been selected for this effort and will need to work through all the information provided about Jenkins building by Jensen Hughes (providing a fire and structural review) and CTL Thompson (geotechnical report) during the feasibility phase to recommend the best way forward for construction. The awarded team is experienced in design and construction for this particular challenge, whether it involves repair, reinforcement, or rebuilding on a different area of the site. This team will ensure that the solution to the current issue meets industry standards and passes all applicable testing requirements, and is designed and constructed to withstand the specific challenges posed by the site, and prevents any possible repeat of similar challenges.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

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

Since the floor slabs started subsiding shortly after construction, the District and the original consulting Structural Engineer, HCDA, have been monitoring the subsidence and cracking periodically to advise the district administration and school staff of their findings. Until recently it was deemed 'cosmetic' although admittedly, very unsightly. The load-bearing structure of the building appears to be intact with no apparent danger of imminent collapse. Recently though, it became apparent that the cracking of the fire-rated doorways had compromised the ability of the doorways to hold any potential fire back for the required 20-minute and 1-hour requirements of the exit passageways and thus the building has now been closed by order of the fire authorities having jurisdiction while an extensive review of the fire systems and structural concerns is more thoroughly evaluated.

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

Jensen Hughes was hired immediately following the letter from the Fire Department to perform and a more in-depth review of the slab and structural concerns as well as the passive fire mitigations concerns was started. Jensen Hughes has provided a preliminary report for the structural engineering and the fire protection engineering investigation along with recommendations.

"CTL Thompson has been hired to provide a geotechnical report of the property as well and upon the conclusion of this report, the Jensen Hughes team will finalize their report and investigation. Based on the initial findings of the Jensen Hughes report they recommend areas of the Jenkins Middle School be either removed or replaced. These areas are: Gym, fitness center, locker rooms, music, mechanical room, consumer & family studies

In this area:

Zipline® measurements<sup>1</sup> of the gym floor around the perimeter of the gym were taken, with the zero datum at the southwest corner of the gym (Grid A2-B2). See Appendix A.1 of this report for the Zipline® measurements in the gym.

a. The largest differential vertical displacement relative to the datum was 5.5 inches at the northeast corner of the gym (Grid A6-B1).

b. The largest slope (i.e., change in vertical displacement over horizontal distance) was 0.15 inches of displacement per 1 foot, measured in the northeast corner of the gym (between Grid A5-B1 and A6-B1) (measured as 3.5 inches of displacement vs. 5.0 inches over a length of approximately 10 feet).

c. Differential vertical displacement between opposite ends of the roof joists, causing joist seat rotation, is considered negligible. Western wall of the Media Center (part of Area C)

Visible cracking within the concrete masonry unit (CMU) walls of the gym was observed.

a. "Stair-step" cracking along the CMU mortar joints plus some cracking through CMU units.

i. Along the entire length of the top of the south wall, with estimated mortar joint separations of up to 1/2-inch and mean width of approximately 3/16-inch.

ii. West side of the north wall

iii. Near Door B128 in Passage B128 (see [7.1.3])

b. Cracking through the CMUs originating at corners of several of the windows throughout the gym and running vertically to the ceiling.

c. Approximately 0.75-inch out-of-plane relative displacement and out-of-plumbness between two wall segments separated by an expansion joint in the northwest corner of the gym (expansion joint labeled as Detail 1-U25 on [7.1.3])

Area E (Seventh grade wing)

Zipline® measurements of Areas C, E (7th Grade Wing), and F (8th Grade Wing) were taken, with the zero datum at the north wall of the media center (near Grid J-3). See Appendix A.2 of this report for the Zipline® measurements in Areas C, E, and F.

a. The largest displacement in Area C relative to the datum was 3.1 inches near Grid J-4.2 and Door C110 in the northeast corner of the media center.

- b. The largest slope (i.e., change in displacement over horizontal distance) in Area C was 0.41 inches of displacement per 1 foot, measured across the width of Door C110 (measured as 0.2 inches of displacement vs. 3.1 inches over a length of approximately 7 feet).
- c. The Grid J-2.6 wall has settled 1.8 inches from datum, with a slope of 0.21 inches per 1 foot.
- d. Displacements are prominent to the east of the 4.2-line. The maximum displacement in the C104 corridor to the west of the 4.2-line is 0.2 inches, whereas the maximum displacement in the C104 corridor to the east of the 4.2-line is 2.5 inches.

#### Area F (Eighth grade wing)

Visible cracking within the concrete masonry unit (CMU) walls of Area C was observed.

- a. Cracking and out-of-plumbness in the partition wall at Grid J-2.6 and extending south [7.1.4] (the Z-shaped wall in the northern section of the western wall of the Media Center).
- b. Cracking and out-of-plumbness in the partition wall at Grid M-2.6 and extending north (the Z-shaped wall in the southern section of the western wall of the Media Center).
- i. This also includes visible separation exp

### Solution

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

There are two possible solutions for the issues at Jenkins. Renovating the existing 7th and 8th grade wing or constructing a new 7th and 8th grade wing and demolishing the existing wing.

When facing significant slab and possibly structural challenges, such as those that impact the foundation of the building, the project becomes even more intricate. Bryan Construction, CRP Architects, and MGA Structural have been selected for this effort and will need to work through all the information provided about Jenkins building during the feasibility phase to recommend the best way forward for construction. The awarded team is experienced in design and construction for this particular challenge, whether it involves repair, reinforcement, or rebuilding on a different area of the site. This team will ensure that the solution to the current issue meets industry standards and passes all applicable testing requirements, and is designed and constructed to withstand the specific challenges posed by the site, and prevents any possible repeat of similar challenges.

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

The next step once the geotechnical report is finished is to complete the Jensen Hughes report and the feasibility study to determine if keeping the seventh and eighth grade wings in place is possible or if we need to rebuild these wings in another area. Handling construction at Jenkins Middle School will require a detailed and strategic approach. By following a comprehensive scope of work that encompasses outlined above the feasibility study, detailed designs, planning, demolition, construction, risk assessments throughout the project and quality assurance, we know the project can be executed successfully. Whether the decision is to relocate the wing or rebuild it in its current location, careful coordination, and expert management are essential to ensure the project's success and the future well-being of the middle school and its students.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is

not awarded.

The passive fire protection being compromised as well as concerns with the structural integrity of Jenkins raised serious safety concerns, particularly highlighted by the Fire Department and supported with further reviews by the State Building Department. Consequently, Jenkins Middle School has approximately 800 students all of which were displaced to Russell MS and Doherty High School in accordance with a letter received from the Fire Department on 23 December stating that the fire ratings of the existing passageways and doors has already failed, thus the school should not be occupied until these concerns are resolved. The urgency for the school district is to get the repairs made as soon as possible so that students currently housed temporarily at 2 other schools can return to their home school, Jenkins MS and be assured of its safe occupancy. The gravity of this situation cannot be overstated. The displacement of students not only disrupts their education but also puts their safety at risk. It is imperative that swift measures are taken to address the structural issues at Jenkins and ensure that the learning environment is safe and conducive for all students and staff.

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

Yes

No

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

### **Future Plan for Maintenance of Proposed Project**

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

During construction the contractor will be required to tag all valuable equipment and moveable assets with asset tags for facilities management for streamlined and accurate maintenance documentation.

The Facilities Maintenance team will be trained and updated regularly on manufacturer's warranties as well as the most recent codes and practices surrounding safe work.

In addition to the required annual inspection such as Fire and Health, utilizing a Facility Management checklist, the district Facilities Maintenance and Operations department will conduct routine facility assessments to identify potential issues early, monitor the condition of newly installed systems, and address maintenance needs promptly. The team will also set regular preventive maintenance schedules for all important equipment systems.

A portion of the \$12 million budget for the Facilities Maintenance and Operations department will fund the regular maintenance items and repairs. If larger repairs or replacements of equipment is identified, that item will be placed on the Capital Improvement list and prioritized by a rubric that places items on a capital requirements list under one of three categories, replaced within five years, replaced in 6 to 10 years or request improvement. The Capital Improvement fund is approximately \$21.5 million annually, including the MLO funds and will be budgeted for and utilized for larger repairs or replacements as identified and accordingly scheduled.

If immediate needs arise, the district reserves \$1million every year as an Emergency Contingency. This fund will be utilized for any repair or replacement that

is not planned ahead in the Capital Plan if the repair or replacement will cause other building components to fail or if it causes the building to not function properly for educational purposes.

### Adjacent Structures

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

- Yes  
 No

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

BRYAN Construction and CRP will provide Safety assessments as a central part of what they do for the Jenkins repair or rebuild regularly for good management on behalf of D11. BRYAN's dedicated safety staff will play an integral role from the feasibility study through project completion, ensuring safety and security remain the top priorities. We will collaborate closely with district-hired consultants, including Jensen Hughes, CTL Thompson, and Kumar and Associates, to thoroughly analyze available information and identify all potential risks so that we can make informed decisions.

### AHERA

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

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

- Yes  
 No

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

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

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

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

N/A

III. Detailed Project Cost Summary

Colorado Springs 11 (1010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jenkins MS Renovation (1010-SG00003) - - New - Application Number (50)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

56.00 %

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

56

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	28,704,261.55
D. Applicant Match to this Project	\$	16,074,386.47
E. Requested BEST Grant Amount	\$	12,629,875.08
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	28,704,261.55

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

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

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

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

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet



**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

158


0 % \* **O. Escalation % identified in your project budget**

4.2 % \* **P. Construction Contingency % identified in your project budget**

0 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

04/21/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

01/30/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Day-to-Day Project Management will be handled by one of the experienced Project Manager's for D11. Several Area Planner and Project Manager with D11's Capital Program have extensive knowledge and are registered architects in Colorado with over 20 years of professional experience overseeing multiple, simultaneous educational and commercial projects of varying complexity. Their responsibilities include managing the overall project, from design and construction through closeout, ensuring compliance with plans and specifications. We will monitor project costs, review invoices, and identify potential cost overruns to stay within the allocated budget. Hannah will track project progress, and coordinate with contractors to maintain deadlines. She will review and approve contractor submittals, manage change orders, and ensure compliance with contract terms. Acting as a central point of contact, the PM chosen will coordinate communication with the design team, contractors, and other stakeholders. They will also conduct site inspections to verify the quality of construction work and materials, ensuring compliance with project standards.

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

This project will be managed by a team from several departments within the district. Overall Project Supervision will be by Jennifer Hotaling, D11's Capital Program Manager. Her responsibilities are overall guidance, adherence to the capital program strategy, identifying key priorities, and aligning projects with organizational goals. She will also oversee the total program budget, monitor expenditures, and manage cost variances. Jennifer is a Project Management Professional (PMP) with over 15 years of project management experience and 4 years of managing the Capital Program project managers and other staff.

Jennifer has strong project management skills, financial acumen and budgeting expertise, excellent communication and stakeholder management skills, analytical and problem-solving skills and leadership and team building abilities.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Procurement and contract management of the general contractor and any other direct contracted entity will be managed by Rosa Garcia and her team. They will be responsible for overseeing the procurement process for all project contracts, negotiating terms, and managing vendor relationships. Rosa has over 11 years of experience in procurement and is the Executive Director of Procurement for D11. She is a Certified Technology Procurement Specialist as well as a Certified Professional Public Buyer (CPPB).

### Other funding options

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

None

### Current Utility Costs

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

None

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

**Colorado Springs 11 - Palmer HS Renovation - Palmer HS - 1940**

<b>District:</b>	Colorado Springs 11
<b>School Name:</b>	Palmer HS
<b>Address:</b>	301 North Nevada Avenue
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	282,528
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$103,687,489
<b>Condition Budget:</b>	\$74,551,770
<b>Total FCI:</b>	0.72
<b>Adequacy Index:</b>	0.62



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$15,283,837	\$14,491,444	0.95
Equipment and Furnishings	\$4,531,854	\$1,780,287	0.39
Exterior Enclosure	\$12,763,116	\$5,270,831	0.41
Fire Protection	\$2,209,461	\$1,421,434	0.64
HVAC System	\$22,402,404	\$24,071,518	1.07
Interior Construction and Conveyance	\$20,327,182	\$15,997,477	0.79
Plumbing System	\$5,658,969	\$6,028,657	1.07
Site	\$5,177,259	\$4,841,055	0.94
Special Construction	\$1,226,875	\$1,533,593	1.25
Structure	\$14,106,532	\$516,627	0.04
<b>Overall - Total</b>	<b>\$103,687,489</b>	<b>\$75,952,923</b>	<b>0.73</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Palmer HS Site	322,344	0.94	1940	\$5,177,259	\$4,841,055
Palmer HS Bldg. D Erps Gymnasium	55,228	0.75	1958	\$20,584,937	\$16,133,916
Palmer HS Bldg. A Main	204,600	0.66	1940	\$67,430,843	\$45,126,018
Palmer HS Bldg. B Aux. Gymnasium	22,700	0.94	1970	\$10,494,450	\$9,851,934
<b>Overall - Total</b>	<b>604,872</b>	<b>0.72</b>		<b>\$103,687,489</b>	<b>\$75,952,923</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Colorado Springs 11

**County:** El Paso

**Project Title:** Palmer HS Renovation

<b>Current Grant Request:</b>	\$10,975,703.46	<b>CDE Minimum Match %:</b>	56%
<b>Current Applicant Match:</b>	\$13,969,077.14	<b>Actual Match % Provided:</b>	56%
<b>Current Project Request:</b>	\$24,944,780.60	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$24,944,780.60	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$269.06	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$34.57	<b>Affected Pupils:</b>	791
<b>Hard Costs Per Sq Ft:</b>	\$277.14	<b>Cost Per Pupil:</b>	\$31,536
<b>Previous BEST Grant(s):</b>	11	<b>Gross Sq Ft Per Pupil:</b>	178
<b>Previous BEST Total \$:</b>	\$6,406,469.83		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	21,689	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$4,242,359,000	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963		
<b>PPAV:</b>	\$190,012	<b>Bonded Debt Failed:</b>	\$585,000,000
Statewide PPAV:	\$215,398		
<b>Median Household Income:</b>	\$71,659	<b>Year(s) Bond Failed:</b>	16,21
Statewide Avg:	\$79,577		
<b>Free Reduced Lunch %:</b>	58.2%	<b>Outstanding Bonded Debt:</b>	\$0
Statewide District Avg:	50.51%		
<b>Total Mills \$/Capita:</b>	\$684.89	<b>Total Bond Capacity:</b>	\$848,471,800
Statewide Avg:	\$1,368	Statewide Median:	\$26,607,993
		<b>Bond Capacity Remaining:</b>	\$848,471,800
		Statewide Median:	\$15,364,212

I. Facility Profile

Colorado Springs 11 (1010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - William J. Palmer HS Renovation (1010-SG00002) - - New - Application Number (49)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Palmer High School - 1010-6680 ▼

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

In 1871, General William Palmer and his partner Abraham Bell founded Colorado Springs with a visionary mission: to create an excellent, thriving city. General Palmer once stated: "My theory for this place is that it should be made the most attractive place for homes in the west—a place for schools, colleges, literature, science, first-class newspapers and everything that the above imply." True to his vision, within twenty years, Palmer established the city's first public high school—The Colorado Springs School, now known as William J. Palmer High School. This institution became a beacon of life, community, and values, proving that the West could build cities of substance with high-quality education, opportunity, and rich culture, not just outposts.

General William J. Palmer High School, originally downtown Colorado Springs High School, attracts enrollment from all over the city. Palmer is home to the oldest International Baccalaureate (IB) program in the area, established in 1993. The present building was constructed by the Works Progress Administration under Franklin Delano Roosevelt in 1939-1940. Originally named Colorado Springs High School, it was renamed Palmer High School in 1959 after the city's founder, General William Jackson Palmer.

Palmer High School boasts a robust and passionate alumni association with over 4,000 members. The alumni maintain the entire history of the school, which can be read on their website. Palmer Alumni Association

Palmer High School is the flagship downtown high school for Colorado Springs D11. After the first permanent school for the city became overcrowded due to rapid growth, the current adjacent site was purchased, and a new school was built in 1893. The city continued to grow, and after an unfortunate fire in the 1893 building, the structure was razed, and the current WPA 1939 building was constructed. The campus has had multiple additions over the years, including the 1958 construction of a detached sports complex which includes a gymnasium, pool, and track and field (Erps Field). The 1939 building has had one

significant renovation in 1991 when the new commons were opened and the original cafeteria on the 3rd floor was converted to classrooms. However, the 1939 building largely remains intact with only minor renovations and repairs.

The district has continuously maintained the integrity of the building, including a BEST grant to replace the roof and protect the structure. HVAC systems have been a continuous challenge over the last decade due to the lack of proper ventilation, inconsistent heat, and lack of air conditioning. Temperatures on the second and third floors of the 1939 building can reach the mid 90s and low 90s in the early fall and spring. Portable air conditioning units have been utilized throughout the building for the last decade with only minor improvements to the classroom environments.

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

The following are notable upgrades and repairs to Palmer High School from 1939 through 2025.

Over the building's 86 year history the district has maintained, repaired and renovated Palmer High School in order to keep the building operational as an adequate learning facility for generations of students.

Summary of additions and upgrades:

Building additions (1954, 1955, 1957, 1969, 1970, 1993).

Capital Improvement projects between 2017- 2024 include:

Replaced stage curtain \$17,502

Replaced exterior metal fire escape stairs \$43,390

Boiler and HVAC piping upgrades \$1,456,894

Fire alarm replacement \$412,455

Stage lighting control panel \$229,630

Replaced backflow preventer \$17,130

Roof Replacement \$2,711,890 BEST Grant.

Skylight Enclosure \$55,000

Freight Elevator Modernization \$130,880

Replaced Stage Smoke Vents \$287,443

Replaced Domestic Water Heater and Storage Tank \$24,232

Upgraded Erps Gym Front Entrance \$255,883

Interior renovation for Student Future Center \$54,013

COP Master Plan and Building Design for Major Upcoming Renovation \$4,734,500 (In progress)

## **G. Historical Capital Outlay Budgeting**

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

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

Established in 1872, Colorado's 14th largest school district, D11, oversees 22,744 students across 57 schools and charters, with 1,472 staff managing 3,745,592 ft<sup>2</sup> of school buildings and 644 acres of property. D11's Facilities Operations and Maintenance department strives to maintain all campuses to the best of their ability, spending approximately \$12 million annually on utilities, system maintenance, repairs, and associated personnel costs. The D11 facilities maintenance plan identifies functional and deficit items in each building, measuring metrics such as safety, life expectancy, repair needs, frequency, cost versus replacement, and code compliance at least annually. Items are categorized on a capital requirements list as needing replacement within five years, within six to ten years, or as requiring improvement.

Prior to 2017, when the Mill Levy Override (MLO) was passed, the district operated on a limited budget for significant capital improvements. Since 2017, thanks to the MLO, more capital improvements have been made throughout the district. Over \$560 million has been invested, including a BEST Grant for roof replacement at Palmer High School. A master plan and building design for major upcoming renovations is currently in progress. This is part of a larger project made possible by a Certificate of Participation (COP). Without increasing taxes and utilizing its own credit instrument through the MLO, the district secured a COP for \$120 million, with \$100 million allocated for major renovations and additions at Palmer.

All district projects, including the upcoming renovation and addition at Palmer, are designed and built to meet all required codes and Authorities Having Jurisdiction (AHJ) requirements, as well as Colorado's Department of Education, Division of Public School Capital Construction Assistance, Public School Facility Construction Guidelines 1 CCR 303-1.

The District is committed to capital renewal. On an annual basis we transfer a flat \$3,442,000 from the general fund to the capital projects fund. We also transfer \$18,191,311 from our MLO to the capital projects fund on an annual basis (part of that is now being used for debt service though). Both of these amounts are recurring. We have also historically funded very specific projects with non-recurring transfers from both of these funds as well. In addition to these major commitments to capital renewal, we also budget minor repairs and maintenance in the general fund at around \$5M per year (that excludes supervision, utilities, custodial and grounds maintenance.). Our total program funding is \$246M, so we are well in excess of the 1.5% recommended by CDE, which is necessary given the age and condition of our buildings.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

Colorado Springs 11 (1010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - William J. Palmer HS Renovation (1010-SG00002) - - New - Application Number (49)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Over the past two years, the facility master plan process identified several major deficiencies at Palmer High School. Comparatively, Palmer had the lowest assessment scores among all four D11 high schools in safety and security, quality of educational environments, and existing facility conditions. The school battles a failing heating, ventilation, and air conditioning (HVAC) system. Sweltering classrooms, inadequate air circulation, and unpredictable temperatures create an unhealthy learning environment, making it difficult for students and staff to focus. In recent years, class schedules have been modified, and classes have been relocated from the second and third floors of the historic 1939 building to address excessive heat. Temporary movable air conditioning units are set up in the second and third-floor hallways and classrooms to address the lack of heating. Additionally, classrooms in the winter are equally difficult to regulate. As part of the investment in preserving the 1939 building, the existing mechanical system will be updated with a heating and air conditioning water source heat pump system with a geo-exchange field system.

The existing life safety systems (fire alarm and public address systems) in the building are over 30 years old. As major MEP systems are upgraded throughout the 1939 building, this will be an opportunity to improve the outdated and non-compliant fire alarm system and replace the public address system. The current 1939 building only has a fire sprinkler system in the stage loft. Due to the building's size, distance between fire exits, and number of stories, a fire sprinkler system is necessary to improve safety.

The HVAC upgrade will allow students to focus on learning, reduce the spread of airborne viruses, improve air circulation, and enhance overall comfort. Installing a new fire sprinkler system throughout the entire building will significantly improve fire safety, protecting the lives of students, staff, and visitors. These upgrades to Palmer's HVAC, fire alarm and sprinkler systems are part of a larger major renovation and addition project. This project will also eliminate outdated learning environments, windowless classrooms, and below-grade classrooms. It will improve circulation, including removing the need for the underground tunnel between buildings, and enhance safety by consolidating the site, greatly reducing the long and unsafe walk to the gymnasium and fields.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

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

The 1939 portion of Palmer high school's HVAC system, fire alarm and fire sprinkler systems require significant attention. The HVAC systems needs include air handling units, which are far beyond their useful life (over 40 years old), damaged and failing. Some air handling units were installed more than 50 years ago and some are original to the 1939 building. During the fall and spring, upper floors of the building experience classroom temperatures in the 80s and low 90s, making instruction very challenging. Classes are routinely relocated within the building due to overheated classrooms. Existing HVAC systems have been modified, and windows are not operable, limiting the fresh air entering classrooms. Related electrical systems are also past their useful life and will require upgrades to accommodate the new mechanical systems. 87% of the teacher/staff surveys express concerns over the mechanical system shortfalls and lack of air conditioning.

Additionally, the exhaust ventilation system is damaged and worn (original in some cases), causing noxious odors, stagnant air movement, and building pressurization issues. Air conditioning is available in some areas throughout the campus, but many areas, including upper floors, lack air conditioning or even airflow to improve learning spaces.

The fire sprinkler system is inconsistent across the campus, with some buildings equipped and others not. Due to the total square footage of the building and the lack of appropriate fire separation walls, the entire 1939 building should include a fire sprinkler system.

The District is pursuing a BEST grant for the 1939 Palmer High School transformation project to aid in restoring and upgrading the 1939 building. The cost to replace and renovate the existing HVAC and life safety systems that affect learning are significant and beyond the District's budget. BEST partnership in this project will make a profound difference in the diverse 1,200 student population of Palmer High School and further impact the surrounding Colorado Springs Downtown. The legacy of Palmer High School, as originally envisioned by General Palmer, is a foundational civic piece of Colorado Springs.

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

CDE conducted a facility condition assessment and issued a report in 2022 which is an in-depth assessment that includes all the major building systems - roof, plumbing, heating, etc. The assessment indicates an overall SCI score of 0.77 for the HVAC system, 0.57 for the electrical system and the fire protection system has an SCI score of .63.

All of these systems are indicated that they are at or nearing their useful life. The report specifically indicated many HVAC system components such as: Boilers, Central AHU, Two Pipe Distribution System, Pneumatic Controls are beyond their useful life and should be budgeted for repair/replacement. Then again in 2023, a consulting firm assessed the current building and site conditions of our district's entire portfolio. The staff who assessed Palmer High School held professional licenses in mechanical engineering for the State of Colorado. The building condition assessments covered over 50 systems, including foundations, HVAC, roofing, fire alarm/sprinkler systems, and site items such as pavement, landscaping. Each system was evaluated based on the year installed, age, condition, and remaining life. Capital needs were categorized and prioritized using a risk matrix that considered the probability of failure

versus the impact of failure on the district.

During the assessments, in alignment with the CDE assessment, it was determined that the HVAC system included air handling units far beyond their useful life (over 40 years old), damaged, and failing. Some air handling units were installed more than 50 years ago, resulting in fresh air ventilation not meeting today's standards. Additionally, the exhaust ventilation system is damaged and worn, causing noxious odors, stagnant air movement, and building pressurization issues. Air conditioning is available in some areas throughout the campus, but many areas, including upper floors of multi-floor buildings, lack air conditioning. Some areas with air conditioning, including the auditorium, use evaporative technology, which has created operational and maintenance challenges and concerns for air quality due to inconsistent water distribution across the evaporative filter material. 87% of the Teacher/Staff surveys express concerns over the mechanical system shortfalls and lack of air conditioning.

Furthermore, many areas of the campus still use antiquated pneumatic controls technology for HVAC, which do not work consistently.

Also noted in the CDE facility condition assessment report, the fire sprinkler system is inconsistent across the campus, with some buildings equipped and others not. The 1939 portion of the building's fire sprinkler system is inconsistent and outdated, with most of the area lacking a system altogether.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

In 2023, a comprehensive facilities master plan was completed by engineers and a national architectural firm. This master plan evaluated all schools across the District, and Palmer High School was identified as the lowest-scoring high school in multiple categories, including safety and security, condition of facilities, need for maintenance, and quality of the learning environment due to the number of classrooms without windows and classrooms located in the basement.

District leadership then explored alternate funding mechanisms to fund a transformative project for Palmer High School. The school board approved \$120 million in Certificate of Participation (COP) funds, with \$100 million dedicated to the first phase of Palmer High School's transformation.

The master plan developed through a public engagement process clearly identified the community's value and desire to preserve the existing 1939 building. The 1939 WPA (Works Progress Administration) building will be renovated to modernize learning environments and the existing auditorium. The interior of the building will be honored but modernized to create 21st-century learning environments, improve safety and security, replace the MEP systems, and upgrade life safety systems; fire alarm, fire sprinkler, public address systems, and secure entry.

The proposed solution in relation to the BEST Grant application is complete replacement of the HVAC System, Security and Fire Alarms and Fire Sprinkler Systems in the 1939 portion of the building.

The HVAC system will be a water source heat pump system with a geo-exchange field and a dedicated outside air system meeting the enhanced fresh air criteria defined by the CHPS rating system. This system will reduce energy usage and provide high-quality air, improving the learning environment. The components of the system are as follows:

- o Mechanical system replacement - Geothermal
- ? Extend domestic water and sanitary waste/vent system to new mechanical equipment
- ? Piping for geothermal water distribution
- ? Floor sinks for drainage at new mechanical equipment
- ? Backflow preventers
- ? New DOAS unit (1ea)
- ? Ductless split system at server rooms (2ea)
- ? Heat pumps (65ea)

- ? VAVs (65ea)
- ? Cabinet unit heaters at stairs and vestibules (12ea)
- ? Building controls for new equipment
- ? Concrete pads for new mechanical equipment
- o Electrical system requirements for mechanical system replacement
- ? Upgrade service to 2500Amp 480V
- o Geothermal Wells
- ? Install geothermal wells
  - Test well
  - Design
  - New wells (86ea)
  - Vault to consolidate piping into the building
- ? Additional site work for geothermal wells
  - Survey
  - Directional boring under road to bring geothermal piping to building
  - Potholing and restoration
  - Excavation for vault and piping
  - Soil export and erosion control for geothermal field only
  - Landscape restoration at geothermal field only

The life safety system scope is the complete replacement of existing fire suppression system to include adding to spaces not currently sprinkled, complete fire detection and alarm system upgrade, electronic surveillance system upgrade and adding a mass notification system. Other scopes of work such as space renovations and any cosmetic or other ancillary work related to HVAC and life safety system work are excluded from the BEST grant and will be funded via the district COP.

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

Due to limited funds and continued feedback from students, staff, and parents about the mechanical system affecting learning due to high temperatures in the early fall and late spring, the District hired a mechanical engineering firm to retrofit the building with a modern mechanical system with air conditioning. During the mechanical system design process, a project estimate was created and verified with general contractors, identifying a project cost approaching \$30 million. This solution did not address other issues related to safety and security, quality of the learning environment, or life safety issues such as fire alarms, public address systems, or secure entry to the buildings or campus, so the project was put on hold until a more thorough evaluation of Palmer High School could be completed, along with an evaluation of all schools across the District. A comprehensive facilities master plan was completed by engineers and a national architectural firm. This master plan evaluated all schools across the District, and Palmer High School was identified as the lowest-scoring high school in multiple categories.

District leadership then explored alternate funding mechanisms to fund a transformative project for Palmer High School. After months of discussions, the school board approved \$120 million in Certificate of Participation (COP) funds, with \$100 million dedicated to the first phase of Palmer High School's transformation. The COP funds will be supported by mill levy override dollars.

Following a competitive public process for selecting a Design Team, a robust public engagement process was initiated to inform the master plan and determine the first phase of the project. Starting in October 2024, the District engaged with community members, students, staff, parents, downtown businesses, and adjacent neighborhoods. Over 2,000 people were surveyed electronically, more than 300 participated in public engagement meetings, and over 400 students have been involved in the process to date. Lastly, a steering committee of community members, alumni, current students, parents, staff, and downtown business owners has been created to help guide the process.

During the public engagement process over the last five months, the design team and general contractor have spent extensive time evaluating the existing 1939 building. This includes creating a full "lidar" scan of the building and reviewing the original drawings housed in the Pioneer Museum. The team continues to explore and evaluate the 1939 building and its subsequent additions.

The last ten years of utility bills have been analyzed for energy usage, and the proposed mechanical system (water source heat pump, boiler, dedicated outside air) was chosen due to the district's familiarity with the system in several locations, its energy efficiency, and its adaptability to the 1939 building. Further evaluation of the existing systems will allow for the installation of the new systems without disrupting the current main mechanical room located below the auxiliary gymnasium. Electrical services will be upgraded to support the new systems, and the integration of fire alarm and public address systems can be accomplished more efficiently during the major system upgrades.

Preliminary discussions have occurred with Colorado Springs Utilities to evaluate the existing conditions and confirm the infrastructure's ability to support the upgrades. Additionally, the design team has met with City Planning and Traffic officials to solicit support and guidance for the project. Initial discussions have also taken place with building and fire department officials to gather feedback on the complete master plan solution.

This transformative project has been met with great enthusiasm across the community, and we look forward to continuing with this significant endeavor.

## Urgency

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

Some of the HVAC infrastructure, such as air handler units, are original to the 86-year-old building. Parts are extremely difficult to find for repairs, rendering some educational spaces inadequate and inequitable for extended periods.

There is no air conditioning in the building, and triple-digit temperatures are often experienced on the 3rd floor. This makes it harder to concentrate, slows cognitive function, and causes discomfort.

The district has made several attempts to mitigate extreme heat issues until a more permanent solution can be implemented. Large swamp coolers were placed in the hallways, just outside classrooms. Not only were these extremely loud, but they also caused other issues, such as doors swelling and not closing properly. Currently, there are portable AC units on the 3rd floor, which are not energy efficient and very noisy. This temporary solution has helped marginally but is not effective in providing an adequate teaching space. The recommended maximum decibel level for background noise in an educational space, such as a classroom, is 35 decibels. With the portable AC units, the classrooms are non-compliant and almost twice this decibel level.

The Building Automation System is outdated and no longer digitally supported, posing an open security risk to the district's Information Technology infrastructure.

The educational space conditions described above cause occupants to experience uncomfortable classroom temperatures, poor air circulation, and inconsistent cooling, ultimately impacting health and concentration due to poor air quality.

As stated in the CDE facility condition assessment, multiple systems are beyond their useful life and should be budgeted for repair/replacement. Many of the HVAC components, identified in this assessment are original to the building. Also, in the assessment, areas were identified that are completely lacking a fire suppression system and one should be installed.

It is widely understood how important it is to support academics, but students, teachers, and staff also need facilities that support their physical and mental health. According to the Harvard School of Public Health, "By the time a student graduates high school, they will have spent more than 15,000 hours in a school building, which is the second longest indoor exposure time after their home. This is a time of critical physiological, social, and emotional growth and development, which is susceptible to many indoor conditions including indoor air pollution, mold, elevated noise levels, radon, asbestos, inadequate lighting, and more."

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

Yes

No

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

### **Future Plan for Maintenance of Proposed Project**

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

During construction the contractor will be required to tag all valuable equipment and moveable assets with asset tags for facilities management for streamlined and accurate maintenance documentation.

The Facilities Maintenance team will be trained and updated regularly on manufacturer's warranties as well as the most recent codes and practices surrounding safe work.

In addition to the required annual inspection such as Fire and Health, utilizing a Facility Management checklist, the district Facilities Maintenance and Operations department will conduct routine facility assessments to identify potential issues early, monitor the condition of newly installed systems, and address maintenance needs promptly. The team will also set regular preventive maintenance schedules for all important equipment systems.

A portion of the \$12 million budget for the Facilities Maintenance and Operations department will fund the regular maintenance items and repairs. If larger repairs or replacements of equipment is identified, that item will be placed on the Capital Improvement list and prioritized by a rubric that places items on a capital requirements list under one of three categories, replaced within five years, replaced in 6 to 10 years or request improvement. The Capital Improvement fund is approximately \$21.5 million annually, including the MLO funds and will be budgeted for and utilized for larger repairs or replacements as identified and accordingly scheduled.

If immediate needs arise, the district reserves \$1million every year as an Emergency Contingency. This fund will be utilized for any repair or replacement that is not planned ahead in the Capital Plan if the repair or replacement will cause other building components to fail or if it causes the building to not function properly for educational purposes.

The District is committed to capital renewal. On an annual basis we transfer a flat \$3,442,000 from the general fund to the capital projects fund. We also transfer \$18,191,311 from our MLO to the capital projects fund on an annual basis (part of that is now being used for debt service though). Both of these amounts are recurring. We have also historically funded very specific projects with non-recurring transfers from both of these funds as well. In addition to

these major commitments to capital renewal, we also budget minor repairs and maintenance in the general fund at around \$5M per year (that excludes supervision, utilities, custodial and grounds maintenance.). Our total program funding is \$246M, so we are well in excess of the 1.5% recommended by CDE, which is necessary given the age and condition of our buildings.

### Adjacent Structures

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

Yes

No

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

### AHERA

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

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

Yes

No

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

Yes

No

### Future Use or Disposition of Existing Public School Facilities

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

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

N/A



III. Detailed Project Cost Summary

Colorado Springs 11 (1010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - William J. Palmer HS Renovation (1010-SG00002) - - New - Application Number (49)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

56.00 %

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

56%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	24,944,780.60
D. Applicant Match to this Project	\$	13,969,077.14
E. Requested BEST Grant Amount	\$	10,975,703.46
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	24,944,780.60

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input checked="" type="checkbox"/> Financing The district secured COP funding through a public offering in June of 2024. The COP is a fixed rate, with a 25-year amortization, callable in ten years. The district can provide any other financing documents upon request. The Capital Improvement levy is the source of repayment which provide \$18 million.
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)


% \* **O. Escalation % identified in your project budget**

% \* **P. Construction Contingency % identified in your project budget**

% \* **Q. Owner Contingency % identified in your project budget**

**\* R. Anticipated Start Date**

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



**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*



**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Adolfson and Peterson Construction was selected as the Construction Manager for a planned renovation at Palmer High School through a competitive RFP process in November of 2024. The district received 7 proposals and interviewed all candidates and selected AP based on their fees and qualifications.

Adolfson and Peterson developed the estimate for this project. To develop an accurate estimate, the process began with detailed scope discussions involving the design and owner teams. The design team provided a narrative outlining the mechanical system's design intent, helping to clarify project requirements along with project floorplans. These discussions allowed the team to assess key factors, including equipment sizing, power loads, the feasibility and placement of the geothermal wellfield, and other critical scope items. Multiple mechanical systems were studied for efficiency, up-front cost, and life cycle cost.

The estimating team also conducted site walk-throughs with project superintendents and subcontractors, reviewed as-built drawings, fire sprinkler plans, and utility maps. This thorough evaluation helped ensure the costs accounted for existing conditions and potential challenges.

Unique factors of this project that impact cost include the site location, in Downtown Colorado Springs. The site has space constraints, and is spread over multiple city blocks. Availability of space, required clean-up and site maintenance were considered in the cost of the wellfield installation.

Adolfson and Peterson collected real time market input from multiple subcontractors to gather accurate pricing insights that reflect local market conditions. Input from an average of three trade partners across each scope of work was carefully considered to enhance accuracy. Historical cost data and project experience was reviewed to compliment this input.

This collaborative and methodical approach provided a well-rounded view of the project's requirements, resulting in a cost estimate that reflects the scope, site conditions, market conditions and complexity of the work ahead.

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

Overall Project Supervision will be by Jennifer Hotaling, D11's Capital Program Manager. Jennifer will provide overall guidance, ensure adherence to the capital program strategy, identify key priorities, communicate with internal stakeholders and external community members. She will also oversee the total program budget, monitor expenditures, and manage cost variances. Jennifer is a Project Management Professional (PMP) with over 15 years of project management experience and 2 years of managing the Capital Program project managers and other staff. She possesses strong project management skills, financial acumen, budgeting expertise, excellent communication and stakeholder management skills, analytical and problem-solving abilities, and leadership and team-building capabilities.

Day-to-Day Project Management will be handled by Hannah White. Hannah is an Area Planner and Project Manager with D11's Capital Program. She is a registered architect in Colorado with over 20 years of professional experience overseeing multiple, simultaneous educational and commercial projects of varying complexity. Her responsibilities include managing the overall project, from design and construction through closeout, ensuring compliance with plans and specifications. She will monitor project costs, review invoices, and identify potential cost overruns to stay within the allocated budget. Hannah will track project progress, and coordinate with contractors to maintain deadlines. She will review and approve contractor submittals, manage change orders, and ensure compliance with contract terms. Acting as a central point of contact, Hannah will coordinate communication with the design team, contractors, and other stakeholders. She will also conduct site inspections to verify the quality of construction work and materials, ensuring compliance with project standards.

Communications and Outreach will be managed by Dr. Jessica Wise and her team. They will engage with key stakeholders, including senior leadership, project teams, and external vendors, to ensure alignment, communicate progress, and address concerns. Jessica is the Executive Director of Engagement for D11, with over 5 years of experience in strategic planning and leadership. Jessica is skilled in strategic thinking, recognizing market trends, designing marketing strategies that align with district goals, and understanding the district's focus. She communicates clearly, collaborates effectively with others, resolves conflicts, is detail-oriented, and creative.

Procurement and Contract Management will be overseen by Rosa Garcia and her team. They will be responsible for managing the procurement process for all project contracts, negotiating terms, and managing vendor relationships. Rosa has over 11 years of experience in procurement and is the Executive Director of Procurement for D11. She is a Certified Technology Procurement Specialist and a Certified Professional Public Buyer (CPPB).

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district has completed hiring the Construction Manager, Adolfson and Peterson, for any other contracts by the district directly, internal district procedures for competitive bidding will be utilized. The district has an extensive and detailed District Acquisition Regulation (DAR). The purpose of the DAR is to provide guidelines for Board of Education (Board Policy DJ) policy on acquisition, procurement and contracting matters, including the delegation of authority, methods and sources of acquisition, and training of procurement/contracting officials. A professional centralized procurement/contracting department is important to ensure public trust, fiscal accountability, integrity, ethical management, and to ensure that only highly trained procurement/contracting officials or properly delegated personnel, will exercise fiscal commitment authority on behalf of the District.

The DAR contains 12 sections and is nearly 100 pages in length. It can be found in its entirety here

<https://www.d11.org/administration/operations/procurement-and-contracting/dar>

The subcontractors for this project are being selected by the competitive process of the General Contractor. They are working through acquiring proposals from at least 3 vendors on every aspect of this project possible. They are preparing bid packages that include the project's specifications, scope of work, and contract terms, then sending invitations to propose to multiple vendors and subcontractors. They will receive, evaluate and select vendors and subcontractors based on not just the lowest price, but also factors like their qualifications, experience, project understanding, proposed methods, and overall value proposition, ensuring the best combination of cost and quality for the project, rather than solely focusing on the cheapest option.

**Other funding options**

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

The district, without increasing taxes and utilizing our own credit instrument, secured a Certificate Of Participatoin (COP) for \$120 million. \$100 million of which will be invested into Palmer for major renovations and additions.

The district is also pursuing an EPA Grant for asbestos abatement, an IRA tax credit for the geothermal system and local investment partners for possible contributions, associated with usage agreements, to the upgrades at Palmer High School.

The district is in discussions with local entities such as New Life Church (who currently rents space in the building), the YMCA, Colorado Springs Conservatory, University of Colorado Colorado Springs, Early Connections Learning Centers, the city of Colorado Springs and El Paso County.

**Current Utility Costs**

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

Gas and Electric Cost for the 1939 Building which at 102,712 SqFt

Total EUI of the Renovation Existing = 98.81 EUI

Total Cost = \$306,802.66 \* .46 = \$141,129.22

Total \$/SF = \$1.36/SF

New Projected all Electric EUI = 21

Elec Cost = \$0.13/KWH

Renovated Building Usage = 632,166 KWH

Renovated Building Annual Utility Spend = \$82,181.64

Renovated Building \$/SF = \$0.80/SF

1st Year Savings = \$58,947.58

3% Inflation and Life Cycle Savings

10 year Savings = \$675,767.94

20 year Savings = \$1,583,943.55

30 year Savings = \$2,804,455.62

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

**Colorado Springs Charter Academy - K-8 Renovation and Addition - Colorado Springs Charter Academy - 1966**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Colorado Springs Charter Academy
<b>Address:</b>	2577 North Chelton Road
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	76,277
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$32,122,232
<b>Condition Budget:</b>	\$18,383,379
<b>Total FCI:</b>	0.57
<b>Adequacy Index:</b>	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,335,795	\$3,517,826	1.05
Equipment and Furnishings	\$832,447	\$454,924	0.55
Exterior Enclosure	\$5,032,041	\$2,324,897	0.46
Fire Protection	\$461,993	\$421,465	0.91
Furnishings	\$63,054	\$4,164	0.07
HVAC System	\$4,157,527	\$4,410,858	1.06
Interior Construction and Conveyance	\$8,828,356	\$3,451,333	0.39
Plumbing System	\$1,406,453	\$1,390,297	0.99
Site	\$2,745,186	\$2,427,930	0.88
Structure	\$5,259,381	\$95,146	0.02
<b>Overall - Total</b>	<b>\$32,122,232</b>	<b>\$18,498,840</b>	<b>0.58</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Springs Charter Academy Site	342,370	0.88	1966	\$2,745,186	\$2,427,930
Colorado Springs Charter Academy Sports Ctr	8,307	0.47	1975	\$1,946,679	\$1,035,764
Colorado Springs Charter Academy Main	54,608	0.61	1966	\$23,110,578	\$14,098,142
Colorado Springs Charter Academy MS	13,362	0.22	1986	\$4,319,790	\$937,004
<b>Overall - Total</b>	<b>418,647</b>	<b>0.57</b>		<b>\$32,122,232</b>	<b>\$18,498,840</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Colorado Springs Charter Academy

**County:** El Paso

**Project Title:** K-8 Renovation and Addition

<b>Current Grant Request:</b>	\$33,519,748.10	<b>CDE Minimum Match %:</b>	13%
<b>Current Applicant Match:</b>	\$5,456,703.18	<b>Actual Match % Provided:</b>	14%
<b>Current Project Request:</b>	\$38,976,451.28	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$38,976,451.28	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$463.81	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$41.19	<b>Affected Pupils:</b>	295
<b>Hard Costs Per Sq Ft:</b>	\$319.11	<b>Cost Per Pupil:</b>	\$132,124
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	285
<b>Previous BEST Total \$:</b>	\$0.00		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25%	<b>FY24-25 CSCC Allocation:</b>	\$114,992.77
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Funding Attempts:</b>	5	<b>Free Reduced Lunch %</b>	50.00%
		<small>Statewide Charter Avg: 45.1%</small>	



I. Facility Profile

**Colorado Springs Charter Academy (8001-1791-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Renovation and Addition (8001-1791-C-SG00001) - - New - Application Number (3)**

## I. Facility Profile

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

### \* A. Facility Info

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

#### \* Facility Name & Code

Colorado Springs Charter Academy - 8001-1791-C ▼

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

Colorado Springs Charter Academy (CSCA) facilities that currently operate under outstanding financing would return to the tax-exempt bond holder. Typically, bond holders will support the ongoing use of facilities for public school use. Any facility clear of financing obligations would be returned to CSI or the authorizing district.

\*

**Facility Condition**

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

Colorado Spring Charter Academy (CSCA) was founded in 2005 and began as a K-5 charter school in a leased facility owned by Benet Hill Monastery, at the current school location on Palmer Park Bluff, 2577 North Chelton Road. The 54,608 sf main school building, constructed in 1965, was originally operated as a Catholic Girls School. The 500-seat auditorium was renovated in 1971. CSCA was able to purchase this main building, gym building, tennis courts and playground in 2007 for \$4.75 million dollars.

This 1965 main school building is now referred to as the CSCA Elementary School (ES). Other than ageing building HVAC and electrical systems, and existing non-compliant code conditions, this school building is an exemplary school with clear circulation, north-south facing classrooms with ample daylight, a full food service kitchen and a 500-seat auditorium. A building of Historic Interest, the CSCA Elementary School is a fine example of Mid-Century Modern architecture and is constructed of premium materials: exterior masonry and precast concrete, concrete waffle-slab floors and roof, interior masonry corridors, terrazzo floors, stainless-steel handrails. Photo 15

CSCA renovated three classrooms in 2008 and constructed an Elevator Addition (800sf) to the east end of the school in 1992. The total area of the CSCA Elementary School, with the basement and Elevator Addition is 65,468sf. The roof was replaced in 2020.

In 2010, CSCA purchased an additional 12 acres of the Benet Hill Monastery site, which included a 14,000sf chapel/priory building, and three residences for \$1.25 million dollars. The residences are used by CSCA for faculty housing. The renovation of the chapel/priory to a Middle School (MS) allowed CSCA to expand to a K-8 school in 2010. The K-8 configuration of CSCA serves those parents eager for their children to remain in this community school after the elementary grades. In the years that followed, CSCA would learn that uncontrolled storm water would repeatedly flood the MS despite the installation of man-made berms and sandbags. Repeated inundation of storm water into the MS has resulted in an unsustainable deterioration of the building's structural system and building finishes.

As a Title 1 school, CSCA recognizes that the school day provides a safe, warm, nurturing space, with meals for all students, and a constructive routine with high expectations for learning and accountability. The CSCA Facility staff take great pride in the repair and maintenance of all CSCA buildings.

Building systems replacement (HVAC and electrical) and security improvements are required in all schools that operate over multiple decades. The CSCA Elementary School has served students for 60 years. With the correction of current Priority 1 Life Safety and Security deficiencies, this school will meet the operational and CDE Public School Capital Construction Guidelines for students for the next 200 years.

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

The history of the CSCA campus and facilities, including capital improvements, is outlined in the previous question. The most recent capital improvements include the renovation three classrooms in 2008, Elevator Addition in 2019 and roof replacement at the Elementary School in 2020.

The most significant CSCA renovation was the 2010 renovation of the Benet Hill Priory/Dormitory into the current CSCA Middle School (MS). The renovation provides classrooms for 7th and 8th grades and administration spaces. The 6th grade is currently accommodated in the Elementary School.

Emergency Electrical Repair: on March 3rd 2025, the main electrical panel failed at the CSCA Elementary School. School was closed due to no power and the main electrical panel caught fire upon the start-up attempt. Emergency replacement of the main electrical panel was completed March 4-6th 2025. The main electrical gear replacement was planned for summer of 2025 in the BEST grant. The emergency replacement of the main electrical panel allows the remainder of the electrical system replacement to occur summer 2026, concurrent with the HVAC replacement.

## **G. Historical Capital Outlay Budgeting**

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

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

A CSCA Capital Renewal Budget has been established, and CSCA is committed to make annual contributions to the capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. CSCA is committing the contribution of 1.5% annually for the purpose of maintaining this fund. The Deferred Maintenance Plan uploaded in Submittal section list anticipated maintenance and building system repair.

CSCA maintains best practice of school operations and is supported by an experienced and exemplary leadership team, school staff and school board. CSCA manages all finance with an internal Business Manager and 3rd Party Accounting support. CSCA Facility Director, Wes Lancaster, is a seasoned professional with construction experience and diligently manages the maintenance and repair of the CSCA campus and facilities.

In 2024-25 CSCA applied for several capital construction grants to supplement improvements to the CSCA facility and campus. In 2024 a grant for \$24,600 was submitted and received from the Charter School Institute Emergency Fund to support civil engineering analysis of the storm water drainage issues at the existing Middle School. Pending CSCA capital construction grants include the Colorado Gates Family Foundation Grant (\$27,300), The Giddings Foundation (\$5,000), and The Chapman Foundation (\$7,800).

The matching funds for this BEST grant application will be provided through CECFA tax-exempt bonds in the amount of \$6M.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Colorado Springs Charter Academy (8001-1791-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Renovation and Addition (8001-1791-C-SG00001) - - New - Application Number (3)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Colorado Springs Charter Academy, founded in 2005, is a Title I school, serving high need students with a Core Knowledge and Core Values curriculum, authorized by CSI.

CSCA has identified four deficiencies in this BEST Grant application.

Deficiency #1 - Failing HVAC System at Elementary School (ES), 60 years old.

Deficiency #2- Failing Electrical Systems at ES, 60 years old and urgent life-safety risk.

Deficiency #3 - Uncontrolled Storm Water Erodes Site, Threatens Landslide, and Damages Middle School.

Deficiency #4 - No Secure Vestibule and Failing Security Equipment at the ES.

Solution #1 - Replace Failing HVAC Systems at ES. Solution requires installation of fire suppression.

Solution #2 - Replace Failing Electrical Systems at the ES. Solution requires upgrade of the current fire alarm system to voice enunciation.

Solution #3 - Storm Water Mitigation Plan and Replacement Middle School (MS). A storm water mitigation plan was engineered and submitted to the City of Colorado Springs and preliminarily approved as it complies with all City drainage requirements. The drainage solution requires the demolition of the existing failing MS. The MS experiences ongoing significant structural distress and extreme differential movement, due to drainage issues and underlying soil conditions that include highly expansive claystone and fill. According to the Geotechnical report, the site area occupied by the MS is susceptible to landslides and regulatory approval for construction would be denied. A replacement MS, meeting CDE Public School Facility Construction Guidelines 1 CCR 303(1) is included in Solution #3.

Solution #4 - Install a Secure Vestibule and Upgrade Failing Security Equipment at the ES.

The CSCA Solution is the result of focused investigation of complex issues, 3rd Party Engineering Assessments, review with AHJs and reliable budget pricing over an 11-month period, funded by CSCA for \$135,648. A \$24,600 CSI Assistance Fund grant awarded July 2024, enabled in-depth civil engineering of drainage infrastructure, the Solution, and submittal to the city.

The urgency of the CSCA Deficiencies is extremely high. CSCA cannot delay correction these significant risks to life safety and security. The risk of life-threatening injury from water intrusion within the electrical system is shared by all the BEST engineers and construction professionals. CSCA planned to expedite the electrical main service gear permit for summer of 2025 construction.

On March 3rd 2025, the main electrical panel failed and caught fire upon the start-up attempt. Odin Electric procured an emergency replacement panel (typical lead time 40-50 weeks). School was re-opened on 7 March. The remaining electrical system replacement and elimination of water intrusion is scheduled for summer 2026.

CSCA will increase its match 1% (\$400,000) and will maintain a reserve of an additional \$400,000 for unforeseen conditions, in support of this urgent BEST grant application.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

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

Deficiencies #1-4 detailed below are all Statutory Priority 1 as identified by CCR303-3, 6.2

Deficiency #1- Failing HVAC System at Elementary School

The 1965 HVAC system at the Elementary School (ES) is 60 years old, has reached the end of its useful life and requires replacement. This conclusion is documented by the 2024 State building assessment, a 3rd party HVAC Assessment by The Ballard Group, and by two HVAC subcontractors, Air Comfort and HVAC Solutions.

The 1965 HVAC system is a Priority 1 Deficiency, as it fails to provide adequate ventilation and air quality essential for health and learning. The Ballard mechanical engineer: "The ventilation rate for this era was 5 cfm/person, today we are closer to 15 cfm/person. The unit ventilators, air handlers and boilers and all hydronic piping, have exceeded their life-expectancy and must be replaced. Due to the age of these units, increased maintenance costs and anticipated decline in air quality due to equipment failures is anticipated until the replacement is completed. The boiler system is operational, but long overdue for replacement due to the age of all equipment and escalating required maintenance." Photo 3

Subcontractor Air Comfort: "The HVAC systems at CSCA are severely outdated, inefficient, and pose significant risks to safety, comfort, and operational reliability. Continuation of high maintenance and operating costs is expected. Ongoing major repairs such as component failures and piping leaks will continue. The life expectancy for this type of equipment in our climate zone is on average 20-25 years. All of the HVAC equipment well past its useful life expectancy."

HVAC systems review with AHJs has confirmed that fire suppression, currently provided at the basement of the ES, must be provided to the entire ES.

The ongoing deterioration of these systems could result in significant property damage due to frozen pipes, flooding and school closure. The current compromised air quality presents an immediate Priority 1 threat to safety and health.

#### Deficiency #2: Failing Electrical Systems at Elementary School

The ES electrical system is original to the 1965 school and has functioned for 60 years. This equipment has far exceeded its useful life and must be replaced due to age and deterioration. The main service gear shows signs of breaker and busbar failure, water intrusion, and presents an immediate and urgent Priority 1 threat to life safety.

The deficiencies and imminent failure of the electrical system are documented by the 2024 State Building Assessment, a 3rd party Electrical Assessment by Ackerman Engineering, and on-site investigating of the entire system by two electrical subcontractors, Weifield Group and Odin Electric. In November 2024, Odin Electric opened the main gear panel and video documented water dripping on either side of the panel and standing water at the bottom of the panel. Diagnostic thermal imaging detected hot spots at each main breaker and busbar, an indication of system degradation. The life-threatening risk of arc formation is exacerbated by this wet environment.

Odin Electric: "When we first put eyes on the main gear it was apparent that there had been major damage over the last 60 years. Bussing connection points, and the electrical breakers all showed signs of visible corrosion and hotspots, (refer to thermal imaging and video). These pose a major threat of failure of the gear and will leave the school in a state of no power for a sustained period. Replacement parts are not readily available, and replacement is the recommended solution. Cleaning the gear, retorquing the connections, and testing the components is not a solution that is currently achievable due to the current state of the system."

Ackerman Engineering: "The safety concerns from the water damage cannot be overstated. School maintenance personnel have been told to avoid the equipment. Due to the age of the equipment and the corrosion, testing is not recommended because the testing itself could render the equipment inoperable...We believe that the switchgear presents a safety hazard that needs to be addressed immediately. Photos (by Odin) show significant corrosion



due to water entering and dripping through the gear. The video actually shows the dripping water as well as thermal hot spots at busbar connection points. The gear has continued to operate under these conditions due to very minimal electrical load." Photo 4

Ackerman continues: "Due to the age and corrosion from water infiltration, we cannot recommend that the existing switchgear is suitable to carry the new HVAC electrical loads. We believe the additional electrical load would magnify the current issues and could lead to a violent malfunction. In addition, the old and original branch circuit panelboards located throughout the building may need to be replaced as their fault current breaker ratings will likely be inadequate when the larger capacity main gear is replaced."

On March 3rd 2025, the power failed at the Elementary School. Restarting the electrical system resulted in an electrical fire that disintegrated the main panel copper busbar (see Photo 4). School remained closed for the 3 days it took to replace the main panel. Typically, a 40-50 week lead time, Odin Electric was able to procure an emergency reserve panel and worked round the clock to restore power. Water intrusion is temporarily diverted and will be eliminated with the completion of the electrical replacement.

The distribution board, branch/sub panels (15), feeder lines, step down transformers (6), switchboard (1), and controls must be replaced due to age and inability to safely support the system requirements of the Elementary School.

The existing Fire Alarm system is a Simplex 4100, installed in 2016, and does not provide voice enunciation, required by the NFPA 72 code. Review with the State Division of Fire Protection and Control, and Colorado Springs Fire Department, confirm that the existing fire alarm must be upgraded to support the HVAC and electrical systems replacement at the ES.

### Deficiency #3: Uncontrolled Storm Water Erodes Site, Threatens Landslide, and Damages Middle School

The 17-acre CSCA campus is built on the south facing slope of Palmer Park Bluff. The bluff crest is 150 feet above the Middle School (MS). Surface runoff from the crest follows a steep 25-30% slope, funneling storm water directly at the MS with no defined diversion around the school. The north MS wall abruptly interrupts storm flow from over 3.5-acres of runoff, a peak of ~ 28cfs in the 100-year storm event. Photo 1 & 5.

The north exterior wall of the MS receives the full brunt of cascading storm water. The existing 6-inch drainage pipe and 6-inch area drain behind the MS lack the capacity to capture and convey runoff. Sandbags and man-made berms fail to convey flows around the school and into the site storm drainage system. A 21 second, 2023 storm video (<https://youtu.be/f-PnMLEqOjw>) documents the raging torrent of storm run-off that continues to compound MS structural degradation, extreme differential movement, and ongoing flood damage. Photo 6.

Repeated inundation of storm water into the MS has resulted in a significant deterioration of the building's structural system and building finishes. (Photo 7,8)

Further, the 2024 CTL geotechnical report certifies this site area is susceptible to landslide and presents regulatory approval challenges for new construction. CGS characterizes the slope directly behind the MS as having "elevated susceptibility to instability, subject to concentrated channel waterflow that transports loose materials in a mud like river known as debris flow." Significant erosion of the upper slope has occurred.

The CTL geotechnical report and the structural assessment by Corbel Engineering, document that structural damage is related to a complicated combination

of 1) settlement of slab-on-grade floors around the perimeter, and 2) extreme differential movement due to drainage issues and underlying soil conditions that include highly expansive claystone and fill.

Slab settling recorded at the MS far exceeds construction tolerances. The north wing slab is 1 to 4 inches higher than the main entrance slab and 2.5 inches higher at the east slab. The south wing shows a 3.75-inch slab settling differential.

Structural distress at the MS includes a structural grade beam which protrudes 1-inch above the slab, presenting an injury hazard and violating ADA compliance. A 2-inch wide by 6-inch-deep crack has opened in the floor of the Science room. In 2024, the MS Science teacher left CSCA after sustaining a fall injury from heaving sidewalks and daily fear of injury from the uneven MS Science room floor. Significant cracks in the floor slab and interior walls exist throughout the MS. Window glazing fracture, averaging 5 per year, is due to foundation heave. Several required egress doors fail to open or secure due to slab movement. The structural degradation of the MS is a Statutory Priority 1 Deficiency. Photos 7-8.

The Educational Adequacy of the existing MS is highly compromised. Photo 9 illustrates the lack of continuous hallways. Students and staff must travel through classrooms to reach adjacent classrooms which is disruptive to learning. The existing MS lacks 6th grades classrooms. This cohort of students must be accommodated in the ES. The MS lacks any SPED instructional spaces. SPED instruction occurs in the hallways, leading to frequent disruptions and non-compliance with privacy regulations. No elevator is provided for equitable access. There is no accessible pathway between the ES and the MS. Photo 9

The MS Architectural Space Program identifies required SPED instructional spaces based on the Colorado Education Specifications. Remediation of the existing MS structural deficiencies is projected to exceed \$10.7 million, surpassing replacement cost. Addressing the identified Educational Adequacy Deficiencies would necessitate additional renovation and cost. A building permit would likely be denied due to the current geotechnical landslide classification of this portion of the CSCA site. Investing significant resources to prolong the lifespan of this deteriorating structure is not fiscally responsible.

Deficiency #4- No Secure Vestibule and Failing Security Equipment at the Elementary School

CSCA conducted a site Safety and Security Walk with Emergency Response Outreach Consultant Mike Vagher, from the Colorado School Safety Response Center. Vagher provided a US Department of Homeland Security K-12 School Survey and Security Assessment letter, identifying the lack of a secure vestibule to control entry access, the lack of a campus wide notification system, and significant surveillance blind spots as Priority Security risks at the ES.

The main entry of the ES is remote from Reception and lacks a clear line of site. Visitors are "buzzed in" and have unrestricted access to the ES and must be relied upon to self-report to the receptionist for background screening and badge. A secure entry vestibule and reliable security equipment are essential to effectively respond to the grave threat posed by school intruders and violent crime.

The current CSCA surveillance system equipment was installed in 2017 and has exceeded its useful life by industry standards. An incident of student molestation occurred in a "blind spot" stairwell. This incident would likely have been prevented and swiftly resolved, with reliable security cameras.

CSCA students and staff traverse the steep, 17-acre site and Chelton Road and are at higher risk during a security threat. Currently, emergency communication between school buildings is limited to phones and radios. School intercoms fail to provide notification between all buildings or to all spaces within buildings.

The lack of a secure entry vestibule, a campus wide intercom and reliable surveillance equipment are a Priority 1 security risk.

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

The due diligence to identify critical deficiencies for the CSCA BEST grant occurred over 11 months and was funded by CSCA for \$134,648. The CSCA BEST team draws on the professional skills of two licensed architects, civil, structural, electrical and mechanical engineers, two general contractors: FCI Constructors and Nunn Construction, and trusted mechanical, electrical, and fire protection subcontractors. The CSCA BEST team collaborated to investigate and validate findings of the 3rd Party Assessments.

1 - HVAC Systems: The Ballard Group evaluated the 1965 HVAC and plumbing systems, providing a 3rd Party Assessment and recommendations for replacement equipment. HVAC subcontractors Air Comfort and HVAC Solutions inspected equipment, provided constructability input and comprehensive budgets.

2 - Electrical Systems: Two electrical subcontractors and Ackerman Electrical Engineers analyzed all components of the ES electrical system and produced a 3rd Party Assessment and replacement recommendations. Thermal imaging identified water intrusion in the main 1965 electrical gear panel and hot spots indicating imminent breaker failure. Emergency replacement of the main electrical panel was required March 4th, 2025.

3 - Storm Water: A video of a 2023 storm event and MS flooding was provided by the CSCA Facility Director. The initial 3rd Party Civil and Structural Engineering Assessments confirmed significant storm drainage and structural deficiencies and recommended further investigation. A \$24,600 Charter School Institute Assistance Fund grant awarded in July 2024, enabled an accurate survey of the 17-acre site and an in-depth civil engineering of drainage infrastructure. A storm drainage solution was engineered by CSCA and submitted to the City of Colorado Springs. The Land Development Technical Committee confirmed the solution meets city storm water design criteria.

A 2024 Geotech report by CTL Thompson included eight exploratory borings through the interior slab of the MS and surrounding site. The report detailed Palmer Park Bluff geology, storm drainage impacts, soil behavior, and differential structural movement within the MS. The geotechnical, structural, and civil engineers documented the negative impact of highly plastic soils and storm drainage patterns. A repair cost estimate, based on structural and Geotech engineering recommendations, was prepared by two GCs. The repair cost of the failing MS was confirmed to exceed the replacement cost of the existing MS.

4 - No Secure Vestibule and Failing Security Equipment: The new ES secure vestibule has been located and designed to require minimal modification to the existing historic ES and strengthen travel patterns between the school facilities. A clear line of site will be established with the reconfiguration of the ES receptionist desk adjacent to the new secure vestibule.

A comprehensive review of low-voltage security equipment was conducted by Alerio Technology Group. Consultation with subject matter experts include a security building and campus walk with Mike Vaghar, Emergency Response Outreach Consultant. The US Department of Homeland Security Survey for K-12 schools and a letter of recommendations have been reviewed and implemented where possible. Additional concerns are detailed in the BEST Safety Questionnaire. Security equipment proposals were obtained from three vendors.

Existing facility information, including past building improvements, the 2021 CDE Facility Assessment and the CCAB Public School Capital Construction Guidelines were reviewed. The CSCA AHERA report was reviewed, and several asbestos suspect materials were tested. Three asbestos abatement proposals

were obtained.

Multiple meetings were conducted by the CSCA BEST Team to verify code compliance, project scope and comprehensive competitive pricing. The extensive due diligence provided by these licensed professionals resulted in a thorough understanding of the Priority 1 Deficiencies at CSCA.

## **Solution**

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

### **Solution #1: Replace Failing HVAC Systems at Elementary School**

The HVAC system: boilers, distribution piping, pumps, air handlers, unit ventilators, fans and HVAC controls must be replaced at the Elementary School due to age (60 years). The Solution will correct the lack of required ventilation and air quality to educational spaces, stabilize escalating HVAC maintenance and operating costs and eliminate the incidence of system failures.

A detailed description of the HVAC replacement system is provided in the Ballard 3rd Party HVAC Engineering Assessment and includes scheduled equipment to meet current mechanical and building codes. Two high efficiency (96.2%) 3,000 MBH condensing boilers are specified. New hydronic piping to new equipment shall be installed in the existing crawlspace. Vertical risers will follow the same pathways as existing piping. Unit ventilators and fan coils are specified to be replaced "like for like". New equipment will include cooling, supported by a 120-ton air-cooled scroll compressor chiller. The chiller will include high efficiency variable speed fan technology. New integrated Building Automated System (BAS) controls will replace outdated and unreliable controls.

While HPCP standards are not required at the ES, high efficiency HVAC equipment will be reviewed by a 3rd party HVAC commissioning engineer.

The Solution for the HVAC equipment replacement includes labor and materials to disconnect and remove all existing equipment, install new equipment, and allowances for abatement and for repair of disturbed materials.

The fire suppression (sprinkler) system at the Elementary School will be expanded from the basement to include the entire Elementary School. Fire suppression is required by the State Building Department and Colorado Springs Fire Departments.

A one-year warranty on all new equipment, materials and installation is provided.

### **Solution #2: Replace Failing Electrical Systems at the Elementary School**

The entire Electrical System: main gear service panel, distribution switchboard (1), branch/sub panels (15), feeder lines, step down transformers (6), and controls must be replaced at the ES because they have functioned for 60 years and are at the end of their useful life. Water intrusion and corrosion in the main gear service panel have accelerated the potential for system failure and pose an urgent life safety concern.

A new 2500 amp main gear service panel will be installed on the west exterior wall of the ES, above grade, in a weather tight enclosure. Emergency replacement of the existing main panel was required on 4 March 2025. Water intrusion is temporarily controlled and will be eliminated with new conduit to the main gear service planned for summer 2026.

The overall electrical service must be increased to 2500 amps to serve replacement HVAC equipment and a new chiller. The new main gear will be used to back feed a new 1200 amp switchboard (emergency replaced March 2025). The conduits to the new 1200 amp board will be routed inside the building.

The existing 300kVA Colorado Springs Utility (CSU) Electrical Service Transformer is capable of supplying 25,800 amps of fault current. A full fault-current/arc-flash study would need to be performed to determine the actual level of fault current available at each component of the distribution equipment. The larger service size will result in higher fault currents to the downstream branch circuit panelboards. To achieve adequate fault current capacity, most if not all of the school's branch circuit panelboards will need to be replaced.

A new distribution switchboard and commercial electric branch circuit panelboards shall be full size and with fully rated phase and neutral copper bussing and bolt on breakers mounted in NEMA 1 enclosures with a door-in-door cover. The branch breakers will be molder-case type with mechanical lugs. The new electrical distribution equipment will be specified to match the existing distribution equipment.

An upgraded Fire Alarm System is specified to provide voice enunciation. Upgrade of the Fire Alarm is required by the State Building Department and Colorado Springs Fire Department to support this Solution.

Emergency exterior lighting will be provided to meet required safety light levels at the new secure vestibule.

### Solution #3: Storm Water Mitigation Plan and Replacement Middle School

Creating a reliable solution to improve storm drainage at the CSCA site required in-depth analysis of the current drainage patterns and the capacity of the existing CSCA storm drainage infrastructure. This work was funded by a CSI grant for \$24,600.

Raptor Civil Engineers utilized the updated 17-acre site survey to produce a storm drainage mitigation solution that was submitted to the City of Colorado Springs, Planning and Land Development Technical Committee (LDTC). Meetings with the Storm Water Enterprise confirmed that the Raptor mitigation plan meets the LDTC storm water design criteria and provides an effective storm drainage Solution. This solution entails 1) installing proper drainage and diversion infrastructure; and 2) replacing the MS at an alternate location. A repair solution was proposed to avoid replacing the MS, however repair costs exceed replacement costs.

The drainage Solution accommodates the +3.5 acres of steep mountain terrain which produces an estimated peak of ~ 28cfs in the 100-year storm event. A new drainage swale and inlet will be installed to convey the mountain flows from behind the MS to the CSCA storm drainage inlet. A new trapezoidal concrete swale is approximately 5-feet wide at its base, with a 4:1 slope and is 2-feet deep. A new 6-foot x 4-foot Type D inlet will be installed to capture flows from the swale. A 30-inch diameter, 50-foot long, RCP pipe will be installed to tie flows into the existing CSCA storm drainage infrastructure to the west. Photo 10-11.

The proposed concrete drainage swale is located within the current MS footprint. The space between the back of the MS and the steep rock incline is very narrow, between 6-12 feet wide. The concrete swale cannot be constructed in this narrow space. The swale requires the specified width to function and should be off-set from the exterior wall of the MS a minimum of ten feet. Photo 5.

With the exception of the unchecked storm flows behind the MS, all other components of the existing CSCA storm drainage infrastructure have the capacity to accommodate the storm flows on the CSCA site and meet LDTC storm water design criteria.

A repair solution to stabilize the structural system and slab of the existing MS was proposed by the Geotech and Structural engineers. This complex, invasive solution was cost estimated by the GC. The \$10.7M repair cost exceeds the replacement cost of the highly compromised MS estimated at \$7.3M (based on 13,362sf and \$550/sf). Addressing the identified Educational Adequacy Deficiencies would necessitate further substantial renovation. A building permit would likely be denied due to the current geotechnical landslide classification of this portion of the CSCA site. The repair solutions are outlined below and will not be accepted.

Geotechnical Repair Solution: "Replace slab with structural slab and 12-inch void space between floor joists and subsoils. When slab is removed, the void beneath grad beams between piers should be thickened to accommodate at least 8 inches of heave. Install an interior perimeter drain. Install new piers (reinforced using three #6, grade 60 bars) to support new structural slab. Alternatively, micro-piles could be used."

Structural Repair Solution: "It is our professional opinion that the only structural repair solution that would produce a floor system meeting the performance requirements of the current design standards require a structural slab on void or a structural floor over a crawlspace. This will require the entire slab to be removed, partial excavation of the soils below to make room for a new structural slab and sufficient void. A structural slab could consist of an 8-inch to 10-inch reinforced concrete slab over 10-inch void form, supported by drilled micropiles, spaced 10 feet on centers each way, producing a 10 foot x10 foot grid."

Remediation of the existing MS structural deficiencies is projected to exceed \$10.7 million, surpassing the cost of replacing the facility entirely. Investing significant resources to prolong the lifespan of this deteriorating structure is simply fiscally imprudent.

Given the Educational Inadequacy of the MS floor plan and structural distress (Deficiency #3, Photos 5-9), the existing MS will be demolished, and a replacement MS will be constructed adjacent to the Gymnasium. Correction of accessibility issues and security concerns at the Gym is included in the Solution: connection to MS elevator, restrooms, updated HVAC, roof replacement (50 years old) and removal of outdated gym support spaces.

The 2024 CSCA Master Plan Site Development studies, confirmed that the open area west of the Gym is the only flat area on the CSCA campus that is large enough to accommodate the two-story replacement MS.

Replacement MS: It was noted in Deficiency #3 that the current MS lacks continuous hallways making it necessary to walk through classrooms to access adjacent classrooms, fails to accommodate Grade 6 and that all SPED instruction occurs in the MS hallway which is neither quiet nor private. The Replacement MS Solution provides required MS classrooms for grades 6-8 as well as required SPED classrooms and full accessibility, all correcting current Educational Adequacy Deficiencies. The Solution is illustrated in Photo 12-13.

The replacement MS is a very efficient floor plan that meets the programmatic requirements of Core Knowledge MS classrooms. There is a clean line of sight to all corridors on each level from a single point. Students escorted across Chelton Road have an accessible path to the MS at the second-floor entry vestibule.

The replacement MS will adhere to the HPEC required by BEST. Replacing the current, deteriorating MS with a 100-year, commercially constructed facility demonstrates responsible fiscal stewardship.

A new ES playground will be constructed at the demolished MS site, funded by CSCA outside of the BEST grant. ES students will no longer cross Chelton

Road multiple times a day for recreation, improving student safety. The current playground, adjacent to the new MS, will serve MS students.

The safety and security of the Parent Drop-off and Pick-up is also improved at the new MS by clarifying traffic patterns and reducing crossing of pedestrians and vehicles. Photo 12

#### Solution #4 - Install a Secure Vestibule and Upgrade Failing Security Equipment at the Elementary School

A secure vestibule, campus wide intercom and reliable surveillance equipment are required to monitor and communicate daily movements of students, staff, visitors and to effectively communicate with first responders in an emergency.

The existing entry of the ES will easily accommodate a new secure entry vestibule, with clear line of sight, located under the existing concrete entry canopy, Photo 14.

The secure vestibule store-front and glazing will match the existing historic building. The design Solution was described to a History Colorado staff member who agreed the minimalist design supports the historic ES building.

Existing building systems such as lighting, heating and fire suppression will be extended to the vestibule. Existing low voltage surveillance, intercom, and door access elements will be expanded to the new vestibule.

New security equipment to support the ES and secure vestibule include additional cameras to correct blind spots, video and door access for lock down capability, and a campus-wide intercom notification system. Newer technology provides enhanced resolution, deterrence of crime and violence and reliable retrieval of information. Three equipment proposals provided.

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

CSCA hired M Fisher Collaborative Works as the OR/Licensed Architect, to orchestrate the Solution due diligence and assemble the CSCA BEST team: two architects, civil, structural, electrical and mechanical engineers, two GCs: FCI Constructors and Nunn Construction, and HVAC, electrical, and fire protection subcontractors. The CSCA Solution is the result of focused investigation of complex issues, 3rd Party Assessments, review with AHJs and reliable budget pricing over an 11-month period, funded by CSCA for \$135,648.

1- HVAC: The Ballard Group evaluated 1965 HVAC and plumbing systems, provided a 3rd Party Assessment, and recommendations for replacement. HVAC subcontractors Air Comfort and HVAC Solutions provided equipment inspections and two comprehensive budgets.

2- Electrical: Two electrical subs and Ackerman Electrical Engineers analyzed the entire ES electrical system. Thermal imaging identified water intrusion in the main 1965 electrical gear panel and hotspots indicating imminent breaker failure. CSCA intended to correct this critical issue summer of 2025. However, the main panel failed on 3 March 2025, and caught fire upon attempted start-up. Emergency replacement of the main panel was required 4-6 March 2025. Three electrical subs provided replacement proposals, under two GCs.



A pre-application consultation with the Colorado Division of Fire Protection and Control and Colorado Springs Fire confirmed fire suppression and fire alarm with voice enunciation are required for the Solution. All anticipated code concerns have been addressed.

3 - Site Storm Drainage: A 2023 video of a storm event video and MS flooding prompted CSCA to pursue a \$24,600 grant from the CSI Assistance Fund. These funds provided a 17-acre site survey and additional civil engineering resulting in a storm drainage mitigation plan submitted to the City of Colorado Springs. The Land Development Technical Committee confirmed the Solution meets city storm water design criteria and the CSCA storm water infrastructure has capacity to accept all CSCA storm water flows.

A 2024 Geotech report by CTL Thompson included 8 borings through the interior MS slab and site. The report detailed local geology, soil behavior, and differential structural movement. Geotech, structural, and civil engineers documented the negative impact of highly plastic soils and storm drainage patterns. Repair costs provided by the GC, to restore the failing MS were found to exceed the MS replacement.

An Architectural Space Program was created, per CCAB Construction Guidelines, to determine the required programmatic area for a 2-story Replacement Middle School (RMS). Site analysis revealed the area adjacent to the Gym is the only viable RMS site location. The RMS Site and Floor Plans were developed by Venture Architects, incorporating input from CSCA leadership and School Board.

4- The Secure Vestibule: design requires minimal modification for construction and meets all IBC 2021 code requirements. Informal discussion with History Colorado indicated the ES is a building of Historical Interest and the proposed vestibule design is appropriate.

A review of CSCA low-voltage security equipment was conducted by Alerio Technology Group.

The US Department of Homeland Security Survey for K-12 schools and a letter of prioritized recommendations, provided by Emergency Response Outreach Consultant, Mike Vaghar, were reviewed and implemented as feasible. Additional concerns are detailed in the BEST Safety Questionnaire. Three proposals are provided.

Previous building reports, the 2021 CDE Facility Assessment and the CCAB Construction Guidelines were reviewed. The CSCA AHERA report was reviewed, and suspect materials were tested. Three abatement proposals are provided.

The extensive due diligence provided by this range of licensed professional has resulted in a reliable BEST Solution that is comprehensive, sustainable, and effectively corrects the Priority 1 Deficiencies #1-4.

## Urgency

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

Urgency 1 - Failing HVAC Systems at Elementary School The 60-year-old HVAC systems deficiencies present a Priority 1 Health risk as they fail to provide adequate ventilation and air quality essential for health and learning. All due diligence confirms the aged system must be replaced to avoid escalating repair costs and eliminate the risk of frozen pipes, flooding and school closure due to HVAC failures.

Urgency 2 - Failing Electrical System at Elementary School



Thermal imaging of existing 1965 electrical gear documents water intrusion in the main electrical gear and hot spots indicating imminent breaker failure. Ackerman Engineering: "We believe that the switchgear presents a safety hazard that needs to be addressed immediately. Photos shows significant corrosion due to water entering and dripping through the gear. The videos actually show the dripping water as well as thermal hot spots at various busbar connection points."

The threat of complete electrical system failure and the risk to life-safety occurred on 3 March when the main electrical panel failed and caught fire upon start-up (Photo 4). Emergency replacement of the main electrical panel was completed March 4-6th 2025. Odin Electric resourced an emergency replacement panel (typical lead time 40-50 weeks) and reduced school closure to three days. Elimination of water intrusion and remaining electrical system replacement is now scheduled to occur summer 2026 with the HVAC replacement.

#### Urgency 3 - Uncontrolled Storm Water Erodes Site, Threatens Landslide and Damages Middle School

The 2024 CTL geotechnical report states the area directly above the MS is susceptible to landslide. Uncontrolled storm flow is documented by the 2023 video, where torrential storm water slams into the exterior wall of the MS, flooding the interior. Repeated inundation of storm water into the MS has resulted in deterioration of the building's structural system including 2-inch-wide floor cracks and 1-inch protruding grade beams.

Without drainage mitigation, the MS building will continue to deteriorate, continue to risk injury, and will need to be monitored for ongoing structural degradation. The Storm Water Mitigation Plan, with preliminary approval from the LDTC, requires the installation of a new drainage swale and inlet to convey the mountain flows from behind the MS to the CSCA storm drainage inlet. This swale cannot be installed in the narrow space between the MS and the steep rocky slope. The Storm Water Mitigation Plan requires the demolition of the existing MS. Without mitigation and building replacement, the MS remains at risk for landslide, ongoing erosion, and continued degradation of its structural system.

Urgency 4 - No Secure Vestibule and Failing Security Equipment at the Elementary School There is no secure vestibule at the ES to prevent a shooter from entering the school with immediate access to school spaces placing students, staff and visitors to the 500-seat auditorium, at risk.

The National Center for Educational Statistics documents increasing frequency of school violence, with 857,500 violent incidents reported from 2021-22. There were 83 incidents in 2024, and 2022 was one of the deadliest years, with 47 fatalities. Photo 14

Without functional surveillance, intercom and door access technology, CSCA cannot continue to operate safe schools on this 17-acre site. CSCA has crafted effective security protocols and has established relationships with First Responders. Equipment updates are essential to maintain communication and access control between school buildings and to address the significant Priority 1 Security and Life-Safety threat of violent crime.

The urgency of the CSCA Deficiencies is extremely high. CSCA cannot delay correction these significant risks to life safety and security. CSCA will increase its match 1% (\$400,000) and will maintain a reserve of an additional \$400,000 for unforeseen conditions, in support of this urgent BEST grant application.

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

Yes

No

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

### **Future Plan for Maintenance of Proposed Project**

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

All new work installed will be warranted for one year under the general contractor (GC) warrantee guarantee that ensures equipment, materials and installation is free of defect. Any warrantee issue will be promptly corrected by the GC and their subcontractor team. At the start of the turn-over to CSCA, service contracts will be established to ensure proper maintenance of the new HVAC system and Gym/Middle School roof, including annual preventative maintenance performance inspections. The new and Gym replacement roof will have a 20-year warrantee.

The High-Performance Certification Program (HPCP) will be utilized for the replacement Middle School. Although HPCP is not required at the ES, a third-party commissioning engineer will assure optimal energy efficiency in the selection of replacement HVAC equipment as well as adherence to manufacture and best-practice protocol for the installation and start-up of the replacement HVAC equipment.

CSCA employs an experienced Facility Director with construction management experience. The Facility Director, Wes Lancaster, will actively participate in the competitive selection of the Architect/Engineering team, Contractor, and Owner's Representative. Mr. Lancaster will also provide oversight during the design process, construction, Owner Training and turn-over of the project to CSCA. Mr. Lancaster will administer service contracts, prepare the ongoing Maintenance Plan for the CSCA facilities, and manage the new security equipment. The current Deferred Maintenance Plan is included in this grant proposal, and has been established to maintain and optimize the lifespan of the BEST improvements and the CSCA facilities.

Mr. Lancaster supervises one on-site Facility Manager and two custodial staff members. The CSCA Facility Director and staff will be monitoring the newly installed building systems and components during weekly inspection walks. Weekly inspections will assess the work performed by the custodial team, identify and provide timely repair for any damage to equipment or finishes, and monitor HVAC equipment performance standards identified by the commissioning engineer against actual energy consumption and utility costs. Mr. Lancaster and his team are committed to positively impact the health and safety of CSCA occupants.

By leveraging the CSCA Maintenance Plan, BEST Facility Assessments and third-party commissioning recommendations, CSCA can forecast capital repairs and budget the Capital Renewal funds to ensure the replacement of the project improvements at the end of their useful life.

A CSCA Capital Renewal Budget has been established, and CSCA is committed to make annual contributions to a capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. CSCA is committing the contribution of 1.5% of PPR annually for the purpose of maintaining the fund.

### **Adjacent Structures**

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

- Yes  
 No

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

#### AHERA

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

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

- Yes  
 No

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

- Yes  
 No

#### Future Use or Disposition of Existing Public School Facilities

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

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

The CSCA existing Middle School was constructed in an area currently designated as a landslide risk. If any school structure was proposed at this location, it would be denied by Planning and Zoning. The existing MS has become structurally impacted by extreme storm water draining from the adjacent steep, rocky Palmer Park bluff. The existing MS must be demolished to install the required storm drainage mitigation solution. The demolition and required abatement of the existing Middle School is cost estimated at \$385,000.

III. Detailed Project Cost Summary

**Colorado Springs Charter Academy (8001-1791-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Renovation and Addition (8001-1791-C-SG00001) - - New - Application Number (3)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

13.00 %

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

14.00

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	38,976,451.28
D. Applicant Match to this Project	\$	5,456,703.18
E. Requested BEST Grant Amount	\$	33,519,748.10
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	38,976,451.28

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

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

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

285


6 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

03/03/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

10/05/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

CSCA worked closely with two general contractors FCI Constructors and Nunn Construction to establish project costs. Multiple bids were obtained from primary subcontractors including mechanical, plumbing, electrical, fire suppression (sprinkler) and fire alarm.

General contractor FCI provided costs for general conditions, insurance and bonding, cost escalation and contractor contingency. The GCs and subcontractors provided the 2024 Facility Assessment for CSCA and a detailed budget for all proposed Solution construction scope.

A second general contractor, Nunn Construction, provided a peer review for overall pricing and verified the cost of site drainage improvements and the replacement of the electrical system with independent subcontractors.

Multiple proposals were obtained for HVAC and Electrical replacement, site drainage improvements, and installation of the fire suppression (sprinkler), fire alarm upgrades. Service upgrades for electrical and water tap were confirmed with Colorado Springs Utilities.

All owner costs were vetted with multiple vendors and subcontractors. Project specific fee proposals from the architect and engineering team, HPCP consultants, and third-party Material Inspection and Testing, are provided. Three proposals are provided from low voltage/security vendors, abatement contractors, and roofers.

The school facilities were visited by the general contractors, subcontractors, engineering teams and vendors. Multiple coordination meetings occurred in the 11 months preceding the grant submittal. Detailed assessments, recommendations and proposals were procured to establish the detailed BEST project budget.

CSCA will increase its match 1% (\$400,000) and will maintain a reserve of an additional \$400,000 for unforeseen conditions, in support of this urgent BEST grant application.

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

CSCA will hire an Owner's representative to oversee this project. The Owner's Representative will be selected by a competitive process if the BEST grant is funded. CSCA will seek an OR with 10+ years of design oversight, construction management experience, and city planning review experience. The OR will be responsible to track project costs, manage project schedule milestones, provide oversight for city planning review, design/engineering phases, commissioning, construction management, turn-over, start-up and occupancy to CSCA, and warrantee.

The OR will conduct competitive RFP/RFQs to select the BEST project team: Architect/AE team, General Contractor and service providers as needed.

The OR will report directly to Zoe Ann Holmes, Head of School of CSCA, and work closely with Wes Lancaster, Facility Director for CSCA, and Debora Black, Business Manager for CSCA.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

CSCA is committed to follow the competitive selection and bid process outlined by CCAB for an Owner's Representative, construction manager/general contractor or design-builder, and design consultants/engineers. CSCA is committed to working closely with our Regional Grant Manager in orchestrating the RFQ/RFP process for the selection of BEST project team members. A detailed RFQ/RFP will be distributed to potential bidders, a selection committee will be assembled, and a scoring rubric will be utilized to score all potential team members. The BEST Regional Program Manager will be invited to attend the interviews. A summary of the selection process and the scoring results will be provided to CDE. Contracts with primary team members will be provided to CDE for review and comment regarding conformance with grant criteria. Multiple proposals and cost estimates have been procured from all vendors, consultants, and subcontractors in preparing this grant application.

**Other funding options**

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

Charter School Institute Emergency Funding Grant - \$24,600 - awarded  
Colorado Gates Family Foundation Grant - Capitol Construction - pending - \$27,300

Giddings Foundation - Pending - \$5,000

Chapman Foundation - Pending - \$7,800

D A Davidson Tax Exempt CECFA Bond Financing - \$6,000,000

Community partnerships are maintained with first responders, Police and Fire Rescue, and P.B.I.S. - Positive Behavior Intervention and Support. CSCA has a strong involved community with multiple cross-cultural events such as the Read-a-Thon, Star Gazing on top of Palmer Park Bluff, Doughnuts with Dad, Muffins with Mom, and Fall Carnival. CSCA participates in the Colorado Bluebird Project under Denver Audubon, to improve the vitality of bluebird populations throughout Colorado.

### **Current Utility Costs**

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

Determining specific energy savings from the HVAC system replacement is difficult without a final engineered solution and energy modeling. The HVAC system typically makes up about 30-40% of the total energy used in a school. The new high efficiency condensing boilers at ~95% efficient will replace the existing boilers at 70~75% operating efficiency due to age resulting in significant energy savings for heating. The additional of mechanical cooling for the entire building will result in an increase in electrical cost but will provide better thermal comfort for the school.

The new HVAC equipment will be required by code to have staged air volume, to reduce airflow when there is no call for heating/cooling so there will be some fan energy savings. The new BAS controls will allow the end user to program all equipment per the school schedule from a single location and provide trending with diagnostic. This will minimize run time resulting in additional savings. Demand control ventilation (CO2 monitoring) also contributes to energy savings by reducing ventilation rates when spaces are unoccupied. All new mechanical systems will meet or exceed the minimum efficiency requirements of the 2021 International Energy Conservation Code.

With the addition of mechanical cooling, the operational costs will increase since there is no current cooling.



Paul Lundeen  
Minority Leader  
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**COLORADO STATE SENATE**

Committees:  
Education  
Ranking Member

Executive Committee of  
the Legislative Council  
Legislative Council  
Senate Services  
Board of Ethics

December 12, 2024

Re: Letter of Support for Colorado Springs Charter Academy FY2025-26 BEST Grant Application

Dear CCAB BEST Review Committee,

As the Senator who represents the dedicated families and staff of Colorado Springs Charter Academy (CSCA), I wholeheartedly endorse their FY2025-26 BEST grant application.

CSCA is a cornerstone of our community, providing an exceptional education to a diverse student body. Their commitment to academic excellence and student well-being is evident in their strong performance as well as their supportive learning environment.

The proposed BEST grant project will significantly enhance CSCA's school security and life safety infrastructure. These critical upgrades, including fire suppression and fire alarm systems, electrical and HVAC systems, storm drainage, and a replacement Middle School, will create a safer, more secure, and more conducive learning environment for all students.

I am confident that CSCA will utilize these funds wisely and effectively. Their experienced leadership and dedicated staff are well-equipped to implement these projects and ensure a lasting impact on the school community.

By investing in the Colorado Springs Charter Academy, you are investing in the future of our community and our children. I urge the committee to favorably consider their application.

Thank you for your time, consideration and service.

Sincerely,

Paul Lundeen  
Senate Minority Leader

Sarah Shaffer  
School Board President  
Colorado Springs Charter Academy  
2577 N. Chelton Road  
Colorado Springs, CO 80909

December 9, 2024

Dear CCAB BEST Review Committee,

As the School Board President, I am pleased to express my enthusiastic support for Colorado Springs Charter Academy's (CSCA) FY2025-26 BEST grant application.

CSCA is a valued member of our educational community, providing high-quality education to a diverse population of high-need students. On a personal note, both of my daughters attended CSCA through 8<sup>th</sup> grade and I can attest to the dedication and care that the faculty and staff bring to their students and their passion for the school. It is a special community to be a part of.

CSCA's BEST grant proposal directly addresses the concerns of parents and community members for a safe and secure learning environment. The proposed improvements, including a secure vestibule, upgraded fire safety systems, modernized HVAC and electrical systems and replacement Middle School, will significantly enhance the safety and functionality of the campus.

CSCA's experienced leadership and dedicated staff will ensure the judicious allocation and optimal utilization of BEST grant funds. The proposed improvements will directly enhance the school's infrastructure and create a safer, more conducive learning environment.

The CSCA School Board has carefully reviewed this grant application and unanimously supports the identification of prioritized deficiencies and corrective solutions. We believe that this investment will have a profound impact on our students' life safety, security, and academic achievement.

By investing in CSCA, we are investing in the future of our students and our community for the next 100 years. I urge the committee to consider CSCA's application favorably.

Sincerely,

Sarah Shaffer  
School Board President  
Colorado Springs Charter Academy

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

**Widefield 3 - North Preschool Health/Safety Upgrades – Widefield District 3 Preschool - 1956**

<b>District:</b>	Widefield 3
<b>School Name:</b>	Widefield District 3 Preschool
<b>Address:</b>	209 Leta Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	27,291
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$9,369,153
<b>Condition Budget:</b>	\$5,656,536
<b>Total FCI:</b>	0.60
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,172,634	\$776,667	0.66
Equipment and Furnishings	\$372,724	\$7,138	0.02
Exterior Enclosure	\$1,497,605	\$594,594	0.40
Fire Protection	\$0	\$379,327	0.00
HVAC System	\$1,499,721	\$1,559,157	1.04
Interior Construction and Conveyance	\$1,449,546	\$1,550,791	1.07
Plumbing System	\$520,679	\$592,090	1.14
Site	\$1,608,742	\$576,099	0.36
Structure	\$1,247,502	\$0	0.00
<b>Overall - Total</b>	<b>\$9,369,153</b>	<b>\$6,035,863</b>	<b>0.64</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Widefield District 3 Preschool Site	241,353	0.36	1956	\$1,608,742	\$576,099
Widefield District 3 Preschool Main	27,291	0.65	1956	\$7,760,410	\$5,459,764
<b>Overall - Total</b>	<b>268,644</b>	<b>0.60</b>		<b>\$9,369,153</b>	<b>\$6,035,863</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Widefield 3

**County:** El Paso

**Project Title:** North Preschool Health/Safety Upgrades

<b>Current Grant Request:</b>	\$5,711,465.85	<b>CDE Minimum Match %:</b>	65%
<b>Current Applicant Match:</b>	\$10,607,008.02	<b>Actual Match % Provided:</b>	65%
<b>Current Project Request:</b>	\$16,318,473.87	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$16,318,473.87	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$632.55	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$72.80	<b>Affected Pupils:</b>	2,545
<b>Hard Costs Per Sq Ft:</b>	\$559.74	<b>Cost Per Pupil:</b>	\$6,412
<b>Previous BEST Grant(s):</b>	6	<b>Gross Sq Ft Per Pupil:</b>	68
<b>Previous BEST Total \$:</b>	\$5,273,762.48		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	9,051	<b>Bonded Debt Approved:</b>	\$49,500,000
<b>Assessed Valuation:</b>	\$848,660,990	<b>Year(s) Bond Approved:</b>	17
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$93,475	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$44,680,000
<b>Median Household Income:</b>	\$86,524	<b>Total Bond Capacity:</b>	\$169,732,198
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	45.0%	<b>Bond Capacity Remaining:</b>	\$125,052,198
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$644.00		
Statewide Avg: \$1,368			

I. Facility Profile

Widefield 3 (0990) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - North Preschool Health-Safety Upgrades (0990-SG00002) - - New - Application Number (10)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Widefield District 3 Preschool - 0990-9656

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

Widefield School District #3 has built all its schools as new facilities. The Widefield School District #3 Preschool, originally constructed as an elementary school, was converted to a preschool during the 2011-2012 school year. The building encompasses approximately 27,400 square feet and was constructed in two phases.

The oldest portion of the building, completed in 1955, houses the core facilities, including administration offices, a library, a gymnasium/cafetorium, classrooms, a kindergarten area, a full-service kitchen, and support spaces. In 1959, a southern classroom wing was added to accommodate additional classrooms. Subsequently, two smaller additions were made: a storage room adjacent to the gymnasium and an office expansion near the administrative area. The building is primarily single-story, with two storage rooms located at the basement level, one beneath the platform area and another near the boiler room. Following its conversion to a preschool, the gymnasium/cafetorium was transformed into an all-purpose room, and the kitchen is now used exclusively by staff.

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

Below is a summary of capital improvements completed over the past three years to enhance student facilities at North Pre-School. This list details all capital projects finalized at the facility during that period. The North Pre-School CDE Facilities Conditions Report, completed in 2025, reflects these upgrades, all of which were funded through Capital Reserve funds and finished before the inspection. Most items with significant SCI (School Condition Index) ratings remain pending repair, subject to the approval of the submitted BEST Grant and voter support for our bond proposal in the November 2025 election.



2022

Termite Mitigation and Reconstruction: Addressed termite damage by reconstructing affected areas, including the installation of new hollow metal doors and frames. Repaired or replaced wall sections as necessary.

Security Upgrades: Implemented badge-access systems for enhanced door security.

Playground Renovations: Replaced pea gravel surfacing with engineered wood chips for improved safety and accessibility.

Restroom Updates: Upgraded accessories, including mirrors, grab bars, paper towel dispensers, toilet paper holders, and soap dispensers.

2023

Termite Mitigation and Reconstruction: Continued termite remediation and rebuilt damaged areas, installing additional hollow metal doors and frames.

Repaired or replaced wall sections and addressed multiple casework items as needed.

Boiler System Repairs: Completed several upgrades, including replacement of the expansion tank and burner motor.

2024

Termite Mitigation and Reconstruction: Ongoing termite treatment and reconstruction efforts included installing new composite doors and trim on multiple classroom closets and repairing or replacing wall sections.

ADA Playground Enhancements: Improved accessibility with the addition of asphalt sidewalks and ramps, engineered wood chips, swing mats, and preschool-appropriate ADA swings.

## G. Historical Capital Outlay Budgeting

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

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

Over the past decade, Widefield School District 3 has consistently allocated \$2.5 million or more annually to its Capital Reserve Budget, demonstrating a strong commitment to maintaining and improving its facilities. The Colorado Department of Education (CDE) Capital Renewal Policy recommends that qualifying grantees contribute 1.5% of their per-pupil base funding to establish a Capital Renewal Reserve Fund. Widefield School District 3, with an average enrollment of 9,000 students over the last 10 years, has exceeded this benchmark, allocating an average of more than 2% of its per-pupil base funding to its Capital Reserve Fund each year.

For the 2024-2025 fiscal year, Widefield School District 3's per-pupil base funding is set at \$10,795, with an average enrollment of 9,145 students. The district has budgeted \$2.5 million for its Capital Reserve Fund during this period, which equates to approximately \$273 per student-or roughly 2.5% of the per-pupil base funding. This allocation underscores the district's ongoing dedication to ensuring a robust reserve for capital improvements, surpassing the CDE's

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Widefield 3 (0990) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - North Preschool Health-Safety Upgrades (0990-SG00002) - - New - Application Number (10)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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



Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This grant application addresses several critical issues at North Preschool, including health and safety concerns, outdated infrastructure, and accessibility challenges. The proposed solution involves a comprehensive series of improvements, including the removal of hazardous asbestos, termite mitigation to protect building integrity, and the installation of an updated HVAC system for better climate control. Additionally, the project aims to make necessary ADA improvements to ensure accessibility for all students and staff, upgrade to energy-efficient LED lighting to reduce energy consumption, and enhance security by adding a security vestibule for safer building entry. If awarded, these upgrades will significantly improve the overall safety, comfort, and functionality of the school while promoting sustainability and accessibility.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant.

Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

In 2021, termites were discovered within the building, causing significant damage to doors, walls, and casework. Despite spending over \$110,000 on professional termite mitigation efforts, the problem persists, with new instances of termite activity still occurring. To resolve this, our architectural firm has developed a plan to use termite-resistant building materials and implement a more effective pest control strategy. The building also contains asbestos materials within the walls and ceilings, some of which have already deteriorated in hallway ceilings due to previous roof leaks. These conditions necessitated prompt removal before the roof replacement in 2020. Completing the full abatement of the remaining asbestos will eliminate all hazardous materials, creating a safer and healthier environment for both students and staff. The current HVAC system offers minimal fresh air and only provides heat, while evaporative coolers are used to supplement cooling, creating an uncomfortable and inefficient learning environment. Installing zoned rooftop HVAC units would meet current building code requirements for fresh air, provide individualized climate control for each space, and create a healthier, more conducive learning environment for our students and staff.

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

Between 2021 and 2023, Widefield School District invested approximately \$35,000 in services from Mug-A-Bug Pest Control to address a persistent termite infestation, yet the issue remained unresolved. In 2023, the district enlisted Terminix Pest Control for additional mitigation efforts. By January 2025, an additional \$75,000 had been spent on Terminix's services, but termite activity persists, continuing to damage the building despite ongoing interventions. In July 2023, the school district commissioned HCDA Engineering Inc. to conduct a structural analysis of the facility. The assessment revealed no structural concerns at that time. For more details, please refer to the uploaded document titled "Structural Assessment."

According to the district's 1986 asbestos management plan, asbestos was present in hallway and classroom ceilings, pipe insulation, and drywall joint compound throughout the building. In 2006, funding was secured to remove the asbestos-containing pipe insulation from all pipe tunnels. Subsequent emergency abatement was necessitated by roof leaks, though this has not recurred since the roof was replaced in 2020.

The building's HVAC system depends on an aging boiler, now beyond its operational lifespan, which circulates hot water to hydronic radiant baseboard heaters in each classroom. This system, however, provides no ventilation or air exchange. For cooling, the school relies on multiple evaporative cooling units installed in 2012. Although operational, these units are considered inadequate for a school setting, failing to meet modern standards for effective and efficient climate control in educational environments.

## **Solution**

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

North Preschool, an existing facility within Widefield School District #3, spans 25,798 square feet and is slated for a comprehensive interior renovation. The existing structure, roof, and exterior metal soffits will remain intact, while the interior undergoes a significant gut and remodel. Due to a termite infestation, all non-bearing interior wood partitions will be removed and replaced with steel studs, impact-resistant Type X gypsum board, and sound batt insulation to meet acoustic standards. Existing interior wood doors and frames will be upgraded to hollow metal doors and frames. Plaster ceilings, which received a Structural Condition Index (SCI) rating of 1.25 per the Colorado Department of Education (CDE) Building Conditions Report, will undergo abatement and be replaced with modern lay-in ceiling systems.

Restroom upgrades will ensure compliance with ADA standards, including renovations to existing facilities and the addition of new ADA-compliant restrooms. Toilet partitions also scored an SCI rating of 1.25. To boost energy efficiency, all existing punched windows will be replaced with aluminum-framed windows featuring insulated glass. Classroom curtain wall systems will be removed and replaced with steel studs, continuous insulation, and new punched openings fitted with aluminum windows and doors, which previously earned an SCI rating of 1.25 for door assemblies and windows. Remodeled

areas will receive new floor coverings, replacing carpeting and vinyl composition tile (VCT), both rated at 1.25 on the SCI scale. Mechanical systems will see a complete overhaul. New 4-pipe unit ventilators with through-the-wall outside air openings will serve classrooms, retaining existing ventilation controls. A rooftop 4-pipe air handling unit will support the administrative area, while a heating and ventilating unit-without cooling-will be installed on the roof to serve the multipurpose room via ductwork. An air-cooled Daikin chiller will generate chilled water, distributed through new cooling piping suspended above ceilings to unit ventilators and air handling units. Existing heating water piping in the tunnels will be reused and modified as needed. The boiler room will be upgraded with two condensing Lochinvar boilers, each sized to handle 67% of the building's load, accompanied by new pumps, expansion tanks, air separators, and related components. The current boiler system scored an SCI rating of 1.25. Safety and infrastructure upgrades include a new fire sprinkler system throughout the building and a security vestibule at the main entrance to enhance protection for students and staff. Security systems previously rated at 1.25 on the SCI scale. Electrical systems will be modernized with a new 1,000A, 120/208V, 3-phase, 4-wire service, along with new distribution panels, conductors, branch circuits, and LED lighting throughout. Lighting previously had an SCI rating of 1.25. Termite mitigation will target both interior and exterior areas, including the tunnel system encircling the building's perimeter. This will involve drilling or removing interior concrete along the CMU corridor walls and injecting a child-safe liquid termiticide into the surrounding soil. Additionally, bait stations with slow-acting termite toxins will be strategically placed. To further support mitigation efforts and enhance ADA accessibility, exterior sidewalks-previously rated at 1.25 on the SCI scale-will be removed and replaced. These upgrades will improve safety, and accessibility.

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

The renovation of North Preschool, a 25,798-square-foot facility in Widefield School District #3, reflects careful planning and diligence, guided by site analysis, Colorado Department of Education (CDE) Structural Condition Index (SCI) ratings, and compliance with modern standards. Retaining the existing structure, roof, and soffits while gutting and remodeling the interior balances cost efficiency with necessary upgrades. Key drivers include a termite infestation, prompting replacement of wood partitions with steel studs, Type X gypsum board, and sound insulation, alongside hollow metal doors and frames. Termite mitigation extends to exterior soil treatment and tunnel systems using child-safe termiticide and bait stations.

Plaster ceilings (SCI 1.25) will be abated and replaced with lay-in systems, while restrooms and new ADA-compliant facilities upgrade accessibility, addressing toilet partitions (SCI 1.25). Energy efficiency improves with new aluminum-framed, insulated glass windows and continuous insulation replacing old systems (SCI 1.25). Mechanical upgrades include 4-pipe unit ventilators, a rooftop air handling unit, and a heating-only unit for the multipurpose room, supported by a Daikin chiller and two Lochinvar boilers (67% load each), reusing modified tunnel piping. Safety features a new fire sprinkler system and security vestibule, enhancing protection (SCI 1.25). Electrical systems upgrade to a 1,000A, 120/208V service with LED lighting (SCI 1.25), and new flooring replaces worn carpeting and VCT (SCI 1.25). Sidewalks (SCI 1.25) are replaced for ADA access and termite control.

Planning leveraged SCI ratings (many at 1.25) and local codes, prioritizing durability, safety, and efficiency. Architectural and functional choices, like material upgrades, align with modern standards, while infrastructure and technology-LEDs, efficient HVAC-optimize resources. Compared to a full rebuild (costly) or partial fix (inadequate), this remodel efficiently addresses deficiencies, ensuring a safe, compliant, and sustainable facility with optimal use of state and local resources.

## Urgency

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

The urgency of addressing the termite infestation and HVAC system issues at North Preschool is critical. According to the findings from CRP's Master Plan, these two problems have been prioritized as requiring immediate action. If left unresolved, the escalating damage will lead to a situation where the building becomes uninhabitable, forcing the displacement of both staff and students.

Despite numerous attempts at termite mitigation, the school district has already incurred significant costs, yet no permanent solution has been achieved. Without funding for this project, the ongoing deterioration could result in the loss of the building's functionality, triggering the need for expensive emergency repairs and possibly necessitating the closure of the facility. This would severely disrupt educational services and require finding alternative spaces for staff and students.

Furthermore, the CDE Building Assessment Report, dated January 13, 2025, indicates that the following existing building systems have received a SCI rating of 1.0 or higher from the state: Exit Signs, Emergency Battery Pack Lights, Security Systems (Card Access System, CCTV, Burglar Alarm System), Fire Alarm System, Evaporative Cooler, Two-Pipe Distribution System, Gas-Fired Hot Water Boiler, HVAC System, Plumbing System, Structural System, Interior Construction, and Conveyance System. These ratings suggest that replacement of these systems is recommended within the next 1-5 years. However, all of these systems will be replaced as part of the proposed project scope.

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

Yes

No

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

### Future Plan for Maintenance of Proposed Project

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

Over the past five years, Widefield School District has invested an average of over \$20 million annually from its Capital Reserve funds to tackle repairs and maintenance across its facilities. For the North Preschool renovation, the district plans to allocate approximately \$50,000 annually to ensure ongoing maintenance and maximize the project's longevity.

WSD3 will actively monitor termite activity with the support of certified inspectors and district maintenance staff to ensure early detection and effective response. The HVAC system will be continuously monitored through the newly implemented Building Automation System, which allows for the prompt identification and resolution of trends and urgent issues. To maintain air quality and system performance, filters will be replaced at least three times per year. Additionally, the facilities department conducts annual equipment inspections and maintenance programs using checklists provided by the manufacturers.

The new HVAC system is backed by a 1-year equipment warranty and a 1-year labor warranty from the HVAC contractor. Upon completion of the project, immediate maintenance needs will be minimal, allowing resources to be allocated toward addressing other pressing needs within the school district.

WSD3 uses the School Dude work order system to efficiently address maintenance requests as they arise. With an annual capital improvements budget of approximately \$2.4 million, WSD3 strategically invests in schools, prioritizing safety needs, followed by academic and instructional requirements, and ultimately addressing broader building maintenance needs.

### Adjacent Structures

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

- Yes  
 No

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

### AHERA

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

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

- Yes  
 No

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

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

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

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

N/A

III. Detailed Project Cost Summary

Widefield 3 (0990) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - North Preschool Health-Safety Upgrades (0990-SG00002) - - New - Application Number (10)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

65.00 %

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

65%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	16,318,473.87
D. Applicant Match to this Project	\$	10,607,008.02
E. Requested BEST Grant Amount	\$	5,711,465.85
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	16,318,473.87

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

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

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

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

68


6 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**

**\* R. Anticipated Start Date**

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

05/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/01/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

CRP Architects, in collaboration with the general contracting firm Nunn Construction, conducted a comprehensive cost analysis for the project. Nunn Construction has successfully completed several projects for Widefield School District 3 over the past three years, as well as for other local school districts in the Colorado Springs area. The project budget is conceptual, derived from square footage estimates and data from previous projects. A key cost consideration identified is the use of termite-resistant building materials, which will be incorporated to ensure long-term protection and sustainability. This strategic investment will help prevent future termite damage, enhancing the value and structural integrity of the building

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

CRP will oversee the project from a design perspective, ensuring that the vision and specifications are followed throughout the construction process. Once a general contractor is selected, they will be responsible for project management and full-time onsite supervision. They will work closely with the School District's facilities management team, including Jeff Baerresen, Facilities Operations Manager, and Zach Richard, Assistant Facilities Operations Manager, to ensure the successful execution of the project.

Mr. Baerresen brings 42 years of construction experience, including 30 years in project management. Mr. Richard contributes 26 years of construction experience and holds a Bachelor's degree in Project Management.

**Procurement**



**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

After completing the district's Master Plan in 2024, CRP Architects was chosen as the design firm for this project in alignment with school district board policy DJE (attached). Their deep understanding of our facilities makes them the most qualified to lead the design process.

Once the design is finalized, the school district will initiate the RFP process to solicit proposals from qualified general contracting firms.

#### **Other funding options**

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

The School District plans to request voter approval for a bond in the November 2025 election. A portion of the bond funds will be allocated as matching funds for this grant, should it be awarded.

#### **Current Utility Costs**

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

Water/Sewer - \$19,443

Electric - \$8,764

Gas- \$5,174

Trash Removal - \$ 2,268

The new gas rooftop units will significantly improve energy efficiency, leading to substantial reductions in gas costs. While the addition of DX cooling may offset some of these savings, the overall energy efficiency of the system will still result in long-term cost reductions. Additionally, the installation of modern lighting controls will further contribute to energy savings by ensuring optimized lighting usage throughout the building. Together, these upgrades will deliver a more sustainable and cost-effective solution for the District's utility expenses.

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

**Kiowa C-2 - PK-12 School Replacement - Kiowa ES/HS - 1984**

<b>District:</b>	Kiowa C-2
<b>School Name:</b>	Kiowa ES/HS
<b>Address:</b>	525 Comanche Street
<b>City:</b>	Kiowa
<b>Gross Area (SF):</b>	66,858
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$22,993,815
<b>Condition Budget:</b>	\$13,828,126
<b>Total FCI:</b>	0.60
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,679,668	\$3,718,111	1.01
Equipment and Furnishings	\$1,029,460	\$741,740	0.72
Exterior Enclosure	\$3,119,501	\$599,968	0.19
Fire Protection	\$73,465	\$599,635	8.16
HVAC System	\$3,469,007	\$3,375,953	0.97
Interior Construction and Conveyance	\$4,168,728	\$3,131,072	0.75
Plumbing System	\$1,176,671	\$705,734	0.60
Site	\$3,695,248	\$1,539,617	0.42
Structure	\$2,582,068	\$0	0.00
<b>Overall - Total</b>	<b>\$22,993,815</b>	<b>\$14,411,830</b>	<b>0.63</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kiowa ES/HS Main	66,858	0.64	1984	\$19,298,568	\$12,872,213
Kiowa ES/HS Site	481,900	0.42	1953	\$3,695,248	\$1,539,617
<b>Overall - Total</b>	<b>548,758</b>	<b>0.60</b>		<b>\$22,993,815</b>	<b>\$14,411,830</b>

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

**Kiowa C-2 - PK-12 School Replacement - Kiowa MS - 1953**

<b>District:</b>	Kiowa C-2
<b>School Name:</b>	Kiowa MS
<b>Address:</b>	525 Comanche Street
<b>City:</b>	Kiowa
<b>Gross Area (SF):</b>	31,653
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$11,161,400
<b>Condition Budget:</b>	\$7,960,546
<b>Total FCI:</b>	0.71
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,727,322	\$1,731,087	1.00
Equipment and Furnishings	\$596,342	\$715,692	1.20
Exterior Enclosure	\$1,271,556	\$766,391	0.60
Fire Protection	\$38,681	\$384,079	9.93
HVAC System	\$811,159	\$789,886	0.97
Interior Construction and Conveyance	\$2,379,470	\$2,030,030	0.85
Plumbing System	\$588,010	\$307,495	0.52
Site	\$2,228,681	\$1,568,728	0.70
Structure	\$1,520,179	\$51,235	0.03
<b>Overall - Total</b>	<b>\$11,161,400</b>	<b>\$8,344,623</b>	<b>0.75</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kiowa MS Admin/Shop	4,310	0.55	1974	\$839,208	\$519,060
Kiowa MS Site	318,000	0.70	1953	\$2,228,681	\$1,568,728
Kiowa MS Main	27,343	0.73	1953	\$8,093,512	\$6,256,835
<b>Overall - Total</b>	<b>349,653</b>	<b>0.71</b>		<b>\$11,161,400</b>	<b>\$8,344,623</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Kiowa C-2

**County:** Elbert

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

<b>Current Grant Request:</b>	\$60,680,865.03	<b>CDE Minimum Match %:</b>	62%
<b>Current Applicant Match:</b>	\$9,993,331.37	<b>Actual Match % Provided:</b>	14.14%
<b>Current Project Request:</b>	\$70,674,196.40	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$70,674,196.40	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$737.80	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$74.02	<b>Affected Pupils:</b>	292
<b>Hard Costs Per Sq Ft:</b>	\$663.78	<b>Cost Per Pupil:</b>	\$242,035
<b>Previous BEST Grant(s):</b>	2	<b>Gross Sq Ft Per Pupil:</b>	328
<b>Previous BEST Total \$:</b>	\$476,677.60		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	292	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$71,518,009	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median:</small>	<small>\$133,539,963</small>	<b>Bonded Debt Failed:</b>	\$38,210,000
<b>PPAV:</b>	\$244,925	<b>Year(s) Bond Failed:</b>	22,23,24
<small>Statewide PPAV:</small>	<small>\$215,398</small>	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$92,340	<b>Total Bond Capacity:</b>	\$14,303,602
<small>Statewide Avg:</small>	<small>\$79,577</small>	<small>Statewide Median:</small>	<small>\$26,607,993</small>
<b>Free Reduced Lunch %:</b>	40.2%	<b>Bond Capacity Remaining:</b>	\$14,303,602
<small>Statewide District Avg:</small>	<small>50.51%</small>	<small>Statewide Median:</small>	<small>\$15,364,212</small>
<b>Total Mills \$/Capita:</b>	\$616.41		
<small>Statewide Avg:</small>	<small>\$1,368</small>		

I. Facility Profile

Kiowa C-2 (0930) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - - New - Application Number (32)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Kiowa C-2 - 0930

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

The three affected school buildings were all constructed by the district, are all on the same site, and were new when occupied. The facilities were constructed one at a time over the decades, and all were constructed in compliance with codes and regulations at the time. It is important to note that the site is located in a FEMA designated floodplain.

Kiowa School was originally constructed in 1920 and hailed at the time by the local newspaper as a completely modern building complete with electricity, steam heat, and plumbing. Unique to the area, the building carried a Spanish colonial architectural style which would go on to establish the building as an Elbert County landmark in 2000. This building functioned as the sole school facility in Kiowa until 1955 when the red brick Kiowa Elementary School building was constructed. The red brick building is still in use today and used as the Kiowa Middle School. The 1920's Kiowa School functioned as a High School. The two schools were both utilized until 1985, when the district constructed a new High school building. The High School building is still in use today as its original intended purpose. In 1997 as a result of an enrollment increase of 70% from 1990 to 1996, Kiowa Elementary School and a new High School gym were constructed adjacent to the existing high school. The new construction also included an expansion of the existing high school cafeteria.

The 1920's Kiowa school was unoccupied until 1991 when the building was no longer able to function as a school facility and was sold and utilized as the Elbert County Museum.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students.**

**Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the years, Kiowa has seen several improvements to the existing school site. The first addition to the 1955 red brick building was in 1976 with a three-classroom addition and new basement. As a result, Kiowa High School was built in 1985. In 1997 another bond was passed that included the remodel of red brick building from an elementary school to a middle school as a result of construction of the new elementary school. This also included a renovation of the cafeteria in the high school that connected to the new elementary school and gym.

In 2010 FEMA designated the floodplain in the same location as the Elementary School. This floodplain area was rated a zone A which according to FEMA means there is a "1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones Insurance claims."

Elbert County School District C-2 should be awarded the BEST Grant again in 2025 because the need for new school facilities remains critical. The district's aging buildings present ongoing safety, accessibility, and educational adequacy concerns that impact student learning and community growth. Without grant funding, necessary improvements may be delayed indefinitely, further escalating repair costs and hindering educational outcomes. To successfully pass their matching bond, the district should engage the community early, transparently communicate the long-term benefits of the project, and address voter concerns about tax impacts with clear financial planning. Hosting town halls, providing detailed cost-benefit analyses, and demonstrating how new facilities will enhance property values and economic development could build the necessary support to secure local funding.

### **G. Historical Capital Outlay Budgeting**

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

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

As a result of owning aging facilities, our district has continually allocated an average of \$80,000 per year to the general fund which is spent on capital improvements. This equates to about \$280.00 per FTE. This does not include the numerous insurance claims the district has had to file in the last 5 years. The school district allocates funds district wide that are used at the Kiowa ES/HS building and the Kiowa MS building.

\*

### **H. Facility Master Plan Status**

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

**Kiowa C-2 (0930) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - - New - Application Number (32)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

Kiowa did not pass their bond to provide matching

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

In November 2024, Elbert County School District C-2's bond measure failed by a narrow margin, despite receiving substantial support from the BEST Grant program. The primary reason for the bond's failure was community resistance to raising taxes, compounded by a sharp increase in property values and taxes. The district's assessed value rose by 25%, and taxes on property owners had already increased by 5% without the bond. Including the bond, taxes would have risen by 66%, creating significant opposition. This scenario highlights the urgent need for a new strategy to secure both local funding and BEST Grant support to address the district's pressing facility issues.

The district's schools, Kiowa Elementary, Kiowa High School, and Kiowa Middle School, are in critical condition, with Facility Condition Index (FCI) scores indicating severe infrastructure deficiencies. These concerns are exacerbated by the schools' location in a FEMA-designated floodplain, with a 59% chance of major flooding over the next 30 years. Flooding, frequent drainage issues, and unsafe travel conditions create an environment that endangers students and staff. The site is also dangerously close to Highway 86, with traffic accidents posing a risk to safety. Security concerns include inadequate systems, outdated infrastructure, and poor campus design that expose students to external threats.

Facility deficiencies are extensive. Water infiltration affects all buildings, with frequent roof leaks and drainage issues. The electrical system is outdated, with unsafe wiring and inadequate circuits that create a fire risk. Heating, ventilation, and air conditioning (HVAC) systems are beyond their useful life, causing poor indoor air quality and temperature control. Plumbing systems are similarly outdated, with erratic water pressure, frequent sewer backups, and damaged equipment.

The district's proposed solution is a comprehensive plan to relocate and build a new PK-12 school on a 38.8-acre site already owned by the district. This new facility will address all current deficiencies, providing safer, modern classrooms with updated infrastructure, security systems, and energy-efficient solutions. Although the new site will eliminate a football field and track from the initial plan, the district has partnered with FEMA for hazard mitigation funding for demolition and site restoration.

Despite the bond failure, the district is committed to continued community engagement and securing the necessary funding to supplement the BEST Grant. The investment in a new facility is critical to the long-term success of Kiowa students, ensuring their safety, academic achievement, and future readiness. The district urges the BEST Grant Board to recognize the urgency of its needs and provide funding for the 2025 cycle to enable this crucial project.

### Project Description

## Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

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

Elbert County School District C-2 is in urgent need of facility improvements, as reflected in our Facility Condition Index (FCI) scores. Kiowa Elementary/High School has a Building FCI of 0.64 and a Campus FCI of 0.60, while Kiowa Middle School has a Building FCI of 0.72 and a Campus FCI of 0.70. Among the 15 largest BEST Grant applications last year, only two districts had a higher FCI than ours. This underscores that our need for investment goes beyond just being in a floodplain or near a highway-our facilities present significant safety, security, and infrastructure concerns that must be addressed.

### Key Safety & Security Concerns

The campus is located in a FEMA-designated Zone A floodplain at the lowest point of a 1.7-mile drainage basin. Civil engineers estimate a 59% chance of a major flood event within the next 30 years. Regular flooding occurs with rain events, with significant floods in 2006, 2017, and 2021. The 2021 flood alone cost \$239,000 in restoration. Unprotected drainage ditches run through the campus, requiring multiple bridges that flood frequently, wash out, and create hazardous conditions for students. Major historical floods in the region have resulted in loss of life, including those in 1935 and 1965. Climate change increases the likelihood of future catastrophic events. Flood mitigation options include building a reservoir, raising structures, or relocating the campus to higher ground.

Students and staff must travel between buildings multiple times per day, exposing them to weather and increasing security risks. The district's three-person administrative team must monitor access to three separate buildings with over 50 exterior doors, creating an overwhelming security challenge. Limited security technology and staffing create unsafe conditions, with doors that haven't been rekeyed in decades and a lack of modern access control systems. Passing times extended due to travel result in approximately 30 minutes of lost instructional time daily.

Originally built in 1957, the school was placed directly adjacent to the highway. Over time, traffic has increased significantly, and the highway was elevated and moved to within 35 feet of the middle school entrance. The site sits on a curve in a high-speed deceleration zone where vehicles must slow from 65 mph to 25 mph, creating a dangerous risk of vehicles leaving the roadway. In 2021, a driver fell asleep at the wheel and crashed into the school's monument sign, narrowly avoiding the building itself.

Additional safety and security deficiencies include a lack of secure entrances or vestibules at any school, outdated and minimal security camera coverage, and poor communication systems with outdated telephone paging and inadequate emergency notification. The elementary school parking lot is too small, causing parents to drop children off in unsafe locations. High school drop-offs take place directly off Highway 86, creating traffic backups. Parking lots are severely cracked, poorly lit, and unsafe at night.

#### Facility Condition Deficiencies

Water infiltration and drainage issues impact all buildings. The structures sit low, allowing water to enter through walls, roofs, and doorways during rain events. The elementary/high school gym roof leaks frequently, requiring multiple trash cans to catch water. The gym floor was replaced in 2019 due to water damage. The middle school's roof is far beyond its useful life and overdue for replacement. Changes to Highway 86 have caused runoff to drain directly into the middle school's main entry and classrooms.

Electrical system deficiencies pose a major concern. Panels are outdated, full, disorganized, and undersized, designated as "mission critical" for replacement. The main electrical transformer and switchgear sit in the flood zone, just 30 yards from the drainage ditch, posing a serious risk of failure during storms. Insufficient classroom circuits frequently trip breakers, even with minor additional loads such as a single extra teapot. Decades of informal, non-code-compliant repairs have resulted in exposed wiring, mislabeled electrical panels, and overtaxed circuits, increasing the risk of electrocution.

The heating and cooling systems are beyond their useful life, providing inadequate temperature control in classrooms. The high school's geothermal system lacks a backup boiler, leading to classrooms reaching only 50°F during winter cold spells, requiring space heaters that overload circuits. CO2 levels consistently exceed 1,400 ppm, peaking over 1,800 ppm, creating drowsiness, headaches, and poor concentration. The middle school gym and shop lack proper ventilation, leading to poor air quality and increased disease spread.

Plumbing deficiencies further compound facility issues. There are no water pressure regulators, causing major fluctuations that have damaged equipment, including a \$45,000 water bill from an undiscovered underground sprinkler line explosion. Sewer backups have repeatedly closed bathrooms for extended periods. Frozen pipes in winter, frequent sewer smells, and outdated acid-neutralization systems in the high school science labs present additional problems.

#### Conclusion

Elbert County School District C-2's facilities are beyond simple repairs. Structural, environmental, and security concerns put students at risk daily. The most cost-effective and responsible solution is a full facility replacement that relocates the school out of the floodplain, modernizes security infrastructure, and improves energy efficiency. Despite the failure of the district's 2024 matching bond, we are committed to engaging the community and securing the local funding necessary to complement BEST Grant assistance.

This investment is not just about improving our schools. It is about protecting students, increasing instructional time, and providing a safe, modern learning environment that supports both academic and career readiness. We urge the BEST Grant Board to recognize the urgency of our need and approve funding for 2025.

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

After failing to pass a bond in November 2024 by a narrow margin (less than 3%) our District has maintained an aggressive outreach effort with the community to understand why the bond did not pass given the large financial contribution from the BEST Grant program. After facilitating many conversations with local voters we understood the primary reason the bond did not pass is the community did not have an appetite to raise taxes. Our district administrators then spoke with Districts in Colorado that faced similar situations in challenges passing a bond including Rocky Ford School District. Our key takeaway is that a bond measure exceeding \$10 Million is difficult for voters to support. Kiowa faced three key challenges with a sharp rise in property taxes and given their location a large increase in property values, and the assessed value for the community increased from \$53 Million to \$67 Million which is a 25% increase. Additionally the district was looking to add a mill for the temporary tax credit leading school taxes to property owners to nearly double in 2024. Without considering the school bond, just with the increased in assessed value the taxes for property owners increased 5% from the year prior. When adding the bond measure last year, taxes would have increased 66% when with the mills for the bond and the temporary tax credit. We have diligently evaluated our building deficiencies and assessed the overall safety and quality of the learning environment. Throughout this process, we have gained significant insight into the structural issues of our facilities and have recognized that these problems are only accelerating as our buildings continue to age.

To gather comprehensive information about these deficiencies, several actions have been taken. We initiated conversations with FEMA to understand our watershed and explore potential funding opportunities. We also engaged with Elbert County emergency management and connected with other school districts facing similar floodplain challenges. Additionally, we obtained recent loss reports from CSDSIP to quantify the impacts of flooding in recent years. We have carefully reviewed and updated CDE assessment reports, working alongside CDE assessors to ensure the accuracy of the CDE Facilities Insights Report. Third-party engineering assessments were conducted during the master planning process by Artaic, our owner's representative, and Wold Architects and Engineers. Further investigations included CO2 monitoring performed by Wold's Mechanical Engineering Team, radon testing, and consultations with CSDSIP. To gain historical context on flooding concerns, we also engaged in discussions with the Elbert County Historical Society. Using the CDE Facility Assessment as our guide, we hired expert consultants to help us further understand the extent and magnitude of these deficiencies and their impact on our students. These due diligence efforts have made it clear that our health and safety concerns are growing and are of even greater significance than we initially suspected. The results of these investigations are detailed in the deficiencies section.

## **Solution**

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

The Kiowa School District Planning Team and Board of Education propose a comprehensive solution to address the significant deficiencies in our facilities. The plan includes constructing a new PK-12th grade school with district offices on a 38.8-acre site already owned by the district, along with new playgrounds and parking areas. Preliminary concept designs have been developed to inform budgeting, based on a potential two-story scenario, although the site can also accommodate a single-story design. Builders have indicated that there is no significant cost difference between the two options.

Some elements from last year's grant request have been removed. The district will no longer include a new football field and track in the request, instead opting to use current facilities and seek alternative funding sources to replicate them at the new site in the future. Additionally, the demolition of existing facilities has been removed as the district is partnering with FEMA, Elbert County, and the Town of Kiowa to secure hazard mitigation funding for demolition and site restoration, estimated at \$1.8 million. However, the budget will still include a contingency allowance in case FEMA funds do not materialize.

Following the failure of the 2022 bond, the district conducted a post-bond community survey to understand the reasons behind it. In 2023, before considering another bond request, the district hired a consultant to conduct another survey to assess community awareness of facility conditions and

understand community values and expectations. These outreach efforts revealed key insights: there was little to no objection to the proposed solution, but community members were concerned about tax increases, particularly given a significant rise in property taxes at the time of the 2023 election. Additionally, the district recognized the need to better educate the community about the urgency of facility deficiencies. Another concern was securing a bond before a BEST grant was awarded, given the competitive nature of BEST funding and limited available funds.

During the 2021 planning effort, the district considered nine different options, ranging from continuing deferred maintenance to remodeling and adding onto current facilities, to completely replacing existing buildings on a site already owned by the district. The selected site is located away from Highway 86 and outside the floodplain. While several options could have addressed building condition issues, the team consistently returned to the overriding fact that the district must relocate out of the floodplain.

Kiowa is a proud, conservative community with a long-standing tradition of "making do" with existing resources. This philosophy initially guided the planning team, which strongly favored repairing the current facilities. However, it became clear that additions and renovations would not resolve the most pressing concerns: the high-risk Zone A floodplain and the unsafe proximity to Highway 86. The recent car crash that nearly struck the front door of the middle school and the flooding in 2017 reinforced these dangers. As discussions progressed, team members unanimously concluded that the only responsible solution was to move the entire school site away from the floodplain and the highway. The cost of renovating and preserving the existing buildings would be comparable to building new, but continuing to invest in the current site was deemed irresponsible. Moreover, building a new facility was the only solution that would fully address all site and facility deficiencies.

In addition to resolving the floodplain and highway proximity issues, this solution will eliminate all deficiencies identified in Section D. Given the large number of building systems that are at, near, or past their useful life, and the realities of the current site, this approach is the most cost-effective in the long term.

Water infiltration issues will be eliminated by relocating the school to a properly graded site outside the floodplain. This will remove the hazardous drainage ditch, icy bridges, and risk of flooding, as well as eliminate leaking windows and ruined flooring from water intrusion.

Electrical system risks will be resolved by moving the main electrical service out of the flood zone, significantly reducing the threat of electrocution. Properly installed wiring and panels will replace the current system, which includes errant and informal wiring. Teachers will no longer need to develop electrical use schedules to avoid tripping breakers, as all outlets and circuits will be designed to support modern instructional needs.

HVAC improvements will provide state-of-the-art heating and cooling systems with advanced controls, reducing energy costs and ensuring a comfortable learning environment. Proper ventilation will help reduce illness, and units will be selected to support MERV 13 filtration technology, improving indoor air quality.

Water line reliability will be ensured with state-of-the-art regulators to protect the school from the unpredictable water surges currently experienced in Kiowa. This will eliminate the risk of unexpected equipment damage and excessive water bills, such as the \$45,000 bill incurred from an underground sprinkler line failure.

After evaluating all deficiencies and considering the district's long-term goals, the only logical solution is to build a replacement school. This plan addresses 100% of the existing deficiencies while providing a safe, modern, and sustainable learning environment for Kiowa's students.

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

After the narrow loss of our 2024 bond measure, we evaluated key questions. Voter feedback showed that the proposed plan itself was not a reason for rejection, and the 80-vote margin was the closest in district history. Additionally, our community understands the severity of deficiencies impacting students and staff. Superintendent Travis Hargreaves consulted with other Colorado school leaders, and the main takeaway was the need to show voters every effort had been made to reduce the tax burden.

We have since conducted extensive due diligence regarding floodplain risks, consulting with civil engineers, insurers, the county emergency team, FEMA, and our CDE regional representative. This reinforced that relocating the school is the only viable way to ensure a safe learning environment.

During the 2022 master planning process, a committee of parents, staff, board members, and community members met over four months to evaluate district needs. They followed Public School Facilities Master Plan Guidelines and gathered input from over 60 community members. Four major concerns emerged: safety risks, outdated infrastructure, flooding, and unsustainable maintenance costs.

The school's location in a floodplain, lack of secure entries, unsafe student drop-off and pick-up, and close proximity to Highway 86 create significant hazards. The electrical system is unreliable, frequently causing outages, and HVAC systems have exceeded their lifespan, failing to provide adequate ventilation. Persistent flooding damages walls, roofs, and windows, leading to costly repairs and mold risks. These ongoing maintenance issues divert critical resources from education.

To guide decisions, the committee prioritized safety, financial responsibility, operational efficiency, future growth, and minimizing school disruptions. Several options were considered, including maintaining a three-building campus, transitioning to two buildings, or creating a single EC-12 campus. After thorough analysis, the committee and district decided to move forward with Plan 1A, constructing a new EC-12 school on district-owned land outside the floodplain and away from Highway 86.

Renovation was considered but rejected due to the site's flood risks and highway proximity. Investing millions into a FEMA Zone A floodplain was not responsible. The proposed site is on high ground, free from flood risks, and already owned by the district. The plan aligns with CDE Public School Construction Guidelines, with budgets developed to meet building codes. Utilities are in place, and site analysis confirms its suitability. Meetings with builders and a review of adjacent soil reports helped assess constructability.

This plan prioritizes student safety and long-term sustainability while demonstrating fiscal responsibility. A new facility will provide a secure, modern learning environment and a lasting investment in our community.

### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is



not awarded.

The urgent need to improve our facilities grows every year. The district is actively working to reduce the tax burden associated with a BEST Grant match to complete this critical school replacement project.

Every day, teaching and learning are disrupted by failing infrastructure. HVAC inconsistencies, backed-up sewers, flooding, exposed wiring, gas leaks, and unsafe walking conditions between buildings impact students and staff. Kiowa students do not have the same learning environment as those in neighboring districts.

One of our greatest concerns is our location in FEMA's "Zone A" floodplain. Kiowa has experienced multiple major floods, with the last deadly flood in 1965. Even smaller events have caused severe damage, washing out bridges and flooding buildings. The situation worsened when Highway 86 was raised six feet above the middle school's ground level, directing more water toward the school. In 2011, a drainage improvement project inadvertently caused flooding in a nearby mobile home park, displacing families. Despite efforts, flooding remains a constant threat. The 2006 flood caused \$200,000 in damages, and another \$239,000 in damage occurred in 2021.

On August 19, 2021, heavy rain caused water to pour down the walls. Maintenance staff worked 10 hours managing the flooding, and as superintendent, I spent the night squeegeeing water away from entry doors to protect the gym floor. The middle school basement, which stores vital school records, has come close to flooding three times.

We have been fortunate that recent floods occurred while staff were present, preventing worse damage. However, our roofs leak during every rainstorm, requiring staff to place buckets throughout the building. Large flood events are becoming more frequent, and as a small district, we have no backup plan if our buildings are condemned due to water damage. In the past two years, we have allocated \$700,000 in capital reserves to address ongoing water damage, but this is unsustainable.

Our buildings reflect over 60 years of additions and renovations, leading to severe plumbing and electrical issues. Electrical systems lack coherence, and breakers trip every two weeks. Finding the correct panel is nearly impossible due to the disorganized wiring.

Another major concern is our proximity to Highway 86. The middle school's front door is just 12 yards from the road, placing students at risk. Our parking lot is frequently used by trucks that miss the Bennet exit and as a waiting area during highway closures. This heavy traffic has caused extensive pavement damage, and it is only a matter of time before another accident impacts our campus.

Beyond these major hazards, we struggle to keep up with repairs. Mechanical and electrical systems have surpassed their lifespan, and every fix reveals another issue. If we do not receive this grant, capital maintenance costs will continue rising, diverting essential funds from the classroom.

Our district spends too much time and money on temporary repairs rather than investing in our students. As a rural community, our bonding capacity is limited and cannot cover the cost of replacing failing building systems. The BEST Grant is our only viable solution to ensure a safe, functional learning environment for our students.

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



Construction Guidelines (DOC)

Yes

No

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

**Future Plan for Maintenance of Proposed Project**

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

We do not take for granted the opportunity a new PK-12 facility creates for our students and community. Our project approach we believe will provide our district the overall greatest value for the next several decades but only if the building is properly maintained. In order to proactively maintain the new facility, our district is committed to allocating money on an annual basis that can anticipate large expenditures as building systems age. Beyond financial allocations we plan to integrate the development of a high-level Capital Improvements Plan as a deliverable by our project team.

No matter what delivery method we pursue for this project we plan to engage a General Contractor during the design phase to provide cost estimates and constructability reviews. We will also require the General Contractor to provide information on life cycle costs when deciding what systems should be included in the building. We also will work to establish appropriate service agreements with vendors for specialized equipment such as mechanical, lighting, and network equipment. We will also take additional time with the project team following closeout to use the generated Operations and Maintenance plan to develop a Capital Improvements Plan to assist the district with annual expenditures and anticipating costly replacements.

Below is a list of specific warranties our project will require starting at the time of substantial completion. Final warranties will be determined during design through conversations between the district and our consultants regarding cost implications and priorities. However, our consultants have indicated that typical warranties for projects such as this are:

- Roof system: 20-30 years
- Roof top unit compressors: 5-10 years
- Boilers: 5-10 years
- Electrical switchgear: 5-10 years
- Lighting controls: 5- 10 years
- LVT: 20-25 years
- Carpet: 10 years

We also plan to empower our maintenance staff to be able to perform required routine maintenance tasks for equipment and products as recommended by manufacturers. Too often we have seen insufficient trainings in a short amount of time that makes it difficult for school staff to properly understand the needs of a new facility. This is why not only will our maintenance and facilities staff be involved in the construction process, but we will require multiple

trainings throughout the warranty period for each building system. We also understand that turnover in a school district is inevitable which is why we will document all trainings with videos. Finally, our construction budget includes the purchase of required maintenance equipment for our staff to use.

Our school board and school administrators are assuming an annual contribution of at least 2% FTE (approx \$275 per student) per year with a minimum contribution of \$800K. Our district has historically allocated this level of funding to address current needs of the school as they arise and is committed to maintaining this commitment with the new facility. Our district will do all it can to extend the useful life of the facility, but major renovations and additions as a result of population growth or reaching the end of building life cycles will likely require a bond effort.

### Adjacent Structures

- \* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- Yes
- No

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

### AHERA

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

- \* L. Has the current AHERA plan been reviewed for this facility?
- Yes
- No
- \* M. Has additional investigation beyond the AHERA report been completed?
- Yes
- No

### Future Use or Disposition of Existing Public School Facilities

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

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

Our proposed new school will leave the existing Kiowa ES/HS building and the Kiowa MS building vacant. Our district has already begun assessing interest from developers and local government entities to purchase and repurpose these buildings. Our district has had success in the sale of the original 1920's high school to the Elbert County Historical Society. As a vested stakeholder in the site, the historical society has already committed to meeting with the district to review options for the existing site.

The existing five garage transportation building, maintenance building, and storage building will continue to operate in their current location and condition. These buildings are not located in the FEMA designated flood plain and do not pose the same risks to students and staff as the other facilities.

Our goal is to find the most cost effective way to shed the school district's maintenance costs for the existing school facility. We are engaging the Elbert County Economic Development Department to sell the property and structures to a governmental or private entity. Initial conversations have led to the following options for disposition.

Work with other local government entities to repurpose the facilities. Ideas to date include:

1. Sale of property to local government entity
2. Sale of property to private entity
3. Hold and auction for sale
4. Possible sign-over of the property to the Town of Kiowa

Because a deal has not been established to sell the existing properties, the district has planned for demolition of the existing structures and restoration of the current site. Our current budget plans for the abatement of all buildings and demolition of these structures. The construction budget also includes costs for regrading the site following demolition activities and simple native seed landscaping. The existing football fields, baseball fields, and parking lots would be left intact, but all school buildings would be demolished. Because the site resides in a floodplain, we have anticipated construction of a large detention pond in the footprint of the existing buildings to limit the impact of runoff to adjacent properties. Our proposed schedule was developed to accommodate these activities within the three year time frame required by BEST.

III. Detailed Project Cost Summary

Kiowa C-2 (0930) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - - New - Application Number (32)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

62.00 %

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

14.14%

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

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

C. Project Cost	* \$	70,674,196.40
D. Applicant Match to this Project	\$	9,993,331.37
E. Requested BEST Grant Amount	\$	60,680,865.03
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	70,674,196.40

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

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

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

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

328


6 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

6 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

11/04/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/15/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We recognize that recent escalation in the construction industry has made cost estimating challenging. Because we could see these trends at the start of our masterplan process, we were able to engage a Masterplanner Wold Architects, and the owner's representative, Artaic Group. These two firms worked to provide detailed information for our proposed solution.

We then engaged three separate General Contractors with extensive K-12 experience in Colorado to provide detailed cost estimates for new construction and demolition. We facilitated multiple meetings with each contractor to detail their estimates and assumptions so we could take the most accurate average of the three cost estimates. For the abatement of the existing projects, we had our environmental consultant GHP provide an estimate on abatement costs based on years of inspections for the district and an extensive survey conducted before the grant application was submitted.

No percent markups were used in our detailed budget but rather estimates provided directly from consultants, vendors, and industry experts. Even with the extensive coordination and multiple estimates we recognize that many projects have suffered from recent pricing trends and have threatened the ability to complete projects. We feel our proposed budget can realize our proposed new school, but as a conservative community we prioritize making sure taxpayer money is spent responsibly.

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

Ultimate responsibility for managing the project will reside with the School Board and Superintendent. We realize this generational opportunity will require a significant amount of time and investment from our school district leaders to not only ensure funds are spent responsibly but to make sure this project is a community driven effort that creates a sustainable environment for our children moving forward.

The school district through a public process coordinated with CDE, procured an owner's rep to oversee the project in 2024 pending a successful bond. Artaic Group remains committed to assist the district with Owners Representative Services.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Our district procurement policies align strongly with the state of Colorado encouraging open procurements. In anticipation of the 2024 bond measure. Kiowa School District in collaboration with CDE competitively facilitated a procurement of Owner's Representative Services, Design Services, and Construction Manager as General Contractor Services. All procurements were publicly advertised through CDE's listserve, obtained more than three responses, and honored all waiting periods required by CDE. The Owner's Representative, Artaic Group; Architect, Wold Architects; and CM/GC, Haselden Construction remain committed to honoring their contracts should the District obtain funding to make this project a reality.

### Other funding options

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

ur district is pursuing multiple financing sources in order to address the significant needs for our facilities. To date most of these efforts have focused on our insurance claims.

#### DOLA

However, we are actively pursuing grants to offset the request from BEST. Our district recently applied for \$320,000 from the department of homeland security's School Security Disbursement Grant for security devised and infrastructure. If this grant is successful, we intend to reuse the security cameras, card readers and Aiphones to be funded in the grant application. We have also spoken to our regional DOLA representative about pursuing a community development block grant. The intent would be to finance the new proposed football field and track through a DOLA grant. If successful in this grant pursuit our district will reduce our BEST Grant request for the difference. In the last three years we have received a total of \$84,743 from our building insurance provider mostly to address water damage primarily at the high school. Finally, our district has \$170,000 in ESSR III funding still available that can be used to offset costs of the new school.

#### FEMA Hazard Mitigation Grant

We have been in communication with FEMA and Elbert County regarding a FEMA Hazard Mitigation Grant. If we are awarded a BEST Grant, we intend to pursue a Grant of \$1,800,000.00 to demolish the existing school buildings in the flood plain and regrade the site to better protect the downstream mobile

homes adjacent to the school site. We are including a letter of support from the Elbert County Emergency Response department as they are committed to jointly pursuing this grant if we are successful in our BEST Grant pursuit.

#### ESSR Funding

Finally, our district has \$170,000 in ESSR III funding still available that can be used to offset costs of the new school.

#### SSD & SVPP Grants

Our district has successfully pursued funding for new access control and security devices through the Homeland Security School Security Disbursement grant and the School Violence Prevention Program. These devices will be repurposed in the new school building if we are successful in our BEST Grant Pursuit.

### **Current Utility Costs**

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

The existing buildings for the school were constructed in 1953, 1974, 1984, and 1997. Energy savings are anticipated from consolidating all buildings to a single new building built to current energy codes and utilizing high efficiency HVAC systems. Building area will be approximately the same (slight reduction), but consolidating will create a more efficient building envelope and reduce the number of overall utility service connections. The new addition will be approximately 20-30% more energy efficient than the buildings being replaced. Water and sewer needs will be similar to previous, new utility costs are expected to be 15-20% reduced.



BEST School District and BOCES Grant Waiver Application

**District or BOCES Name:** Kiowa C-2

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

Given the Kiowa C-2 School District's ongoing financial challenges and urgent facility needs, reducing the matching contribution for the CDE BEST grant would significantly improve educational opportunities and the quality of education. Rising property taxes, increased property values, and a recent 25% increase in assessed property values have strained the community's capacity to support additional tax burdens, as evidenced by the failure of the 2024 bond measure.

Complying with the standard matching contribution requirement would severely limit the district's ability to address critical infrastructure needs. These include relocating the school campus out of a flood zone, repairing deteriorating buildings, and replacing outdated mechanical systems that comprise air quality, temperature control, and student safety. Assessments by Wold Architects and Engineers, along with CDE evaluations, have highlighted poor air quality and structural deficiencies that jeopardize student well-being and learning outcomes.

Relocating the school campus out of the flood zone is a top priority. Persistent flooding risks threaten the integrity of existing buildings and pose safety hazards for students and staff. Moving to a safer location would eliminate ongoing flood mitigation expenses and create a stable environment for long-term educational activities.

Additionally, the district's current buildings suffer from significant deterioration, with outdated heating, ventilation, and cooling systems that fail to meet efficiency standards. These conditions contribute to poor indoor air quality, directly impacting student health and comfort. Constructing modern facilities would ensure compliance with current safety and environmental standards, fostering a healthier and more effective learning environment.

Without a reduction in the matching contribution requirement, the district would be forced to delay or abandon these critical improvements, perpetuating unsafe and substandard learning conditions. Community resistance to tax increases makes future bond measures unlikely to pass unless financial demands are reduced.

Granting the waiver would remove this financial barrier, enabling the district to proceed with essential facility upgrades. These improvements would enhance safety, health, and educational quality, leading to increased student attendance, better engagement, and improved academic performance. By leveraging grant resources effectively and minimizing taxpayer impact, the district can demonstrate fiscal responsibility and rebuild community support for future initiatives.

In summary, reducing the matching contribution is essential for addressing urgent facility needs without compromising educational opportunities. This step aligns with community concerns about tax increases, fosters trust, and ensures critical upgrades move forward for the benefit of current and future students.

(3000 characters max)

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

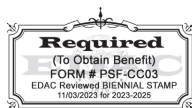
The Kiowa C-2 School District faces significant financial and demographic challenges that make securing local matching funds for the BEST Grant nearly impossible. Our aging population, many living on fixed incomes, fosters a strong anti-tax sentiment in the community. As a result, bond measures for critical school improvements often fail, including our most recent proposal, which was defeated by just 3% despite a well-funded campaign.

Compounding these challenges, the district's assessed valuation increased over 25% from 2023 to 2024, and a 1 mill annual raise due to the state's levy correction has led to a 66% rise in school district taxes from 2024 to 2025. This tax burden has placed significant financial strain on residents, further diminishing support for additional funding initiatives.

Additionally, the growing trend of homeschooling in our district has reduced community engagement and direct investment in public education, making it even harder to rally support for much-needed facility upgrades.

Given these factors, securing local matching funds is an uphill battle. A reduced match requirement for the BEST Grant would be a lifeline, enabling us to address urgent facility needs while respecting the financial realities of our community. This waiver would not only ensure essential upgrades but also protect the future of our students and the vitality of our district.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

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

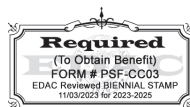
<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$244,924.69	5.84%	10% max
Median Household Income	\$92,340	19.52%	25% max
Free and Reduced Lunch %	40.2%	17.28%	25% max
Bond Elections in the last 10 years	3 failed	-6%	-2% per/max -10
Total Mills \$/Capita	\$616.41	15.95%	20% max
Remaining Bond Capacity	\$14,303,602	9.78%	20% max
	<b>Total CDE Minimum Match</b>	<b>62%</b>	<b>100%</b>

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

Of the above factors, the one that has proven a great challenge for our district is the Bond Elections in the last 10 years. We have pursued and failed three bonds including last year with a matching BEST Grant of over \$55 Million.

Through significant outreach we have realized it is a very difficult environment to raise property taxes. By reducing the district's match we feel confident in our ability to pass a bond.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

After narrowly failing to pass a bond measure in November 2024 by less than 3%, Kiowa C-2 School District engaged with the community to understand the reasons behind the measure’s rejection. The primary issue identified was strong opposition to tax increases, despite significant financial support available through the BEST Grant program. In response, district administrators consulted with other Colorado districts, such as Rocky Ford, and learned that voters are resistant to bond measures exceeding \$10 million. This challenge was compounded by three major financial factors: rising property taxes, increased property values due to location, and a 25% jump in assessed value from \$53 million to \$67 million.

Additionally, the district proposed a mill levy for a temporary tax credit, which would have nearly doubled school-related property taxes in 2024. Even without the bond, increased assessed values led to a 5% tax hike, and approval of the bond would have resulted in a 66% total increase—an unsustainable burden for taxpayers.

Despite these challenges, the district remains committed to addressing critical building deficiencies impacting student safety and learning. Over the past year, Kiowa C-2 has conducted surveys to understand voter concerns, collaborated with FEMA and Elbert County Emergency Management to explore funding for flood risks, updated the CDE Facilities Insights Report with assessors, and performed radon and CO2 testing, third-party engineering evaluations, and historical flood impact reviews. Additionally, the district has partnered with Wold Architects and Engineers and other consultants for facility master planning.

To responsibly address facility needs without overburdening taxpayers, the district has prioritized collaboration with local entities, community organizations, and grant programs. Key initiatives include partnering with Elbert County Emergency Management and FEMA to mitigate flooding risks, exploring state and federal grants to supplement BEST Grant funding, hosting public forums and conducting community surveys to build transparency and gather feedback, and organizing fundraising events with local nonprofits and parent-teacher organizations.

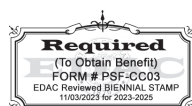
By leveraging these partnerships and financial resources, Kiowa C-2 School District aims to address urgent facility needs while fostering community support for future bond measures. Reducing the matching requirement will allow the district to improve safety and educational outcomes without imposing unsustainable financial burdens.

(3000 characters max)

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

CDE Minimum Match percentage	62
Match Percentage Requested	14.14
Amount of requested reduction from CDE Minimum	47.86

Is a Statutory Limit Waiver also being submitted?  Y  N





Division of Capital Construction

**District Statutory Limit Waiver for BEST Grant**

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

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * C from grant application cost summary)	<u>\$43,818,001</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$71,518,009</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$14,303,602</u>
D. Current outstanding bonded indebtedness:	\$ <u>    0</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$14,303,602</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E, unless additional matching funds are voluntarily offered)	<u>\$14,303,602</u>

School District: *Kiowa School District C-2*  
Project: *Pre-K /12 Replacement*  
Date:

Signed by Superintendent: *[Signature]*

Printed Name: *Travis Hargreaves*

Signed by School Board Officer: *[Signature]*

Printed Name: Tim Ulmer

Title: Secretary



Office of Emergency Management

751 Ute Ave. – P.O. Box 295 - Kiowa, CO 80117  
PH: 303.805.6132/Fx: 303.805.6161 • Email: OEM@ElbertCounty-CO.Gov



Date: March 27, 2025  
Attn: Colorado BEST Board  
Subject: Support for Kiowa School District BEST Grant Application

Dear Members of the BEST Board,

I am writing to express my strong support for Kiowa School District’s (“District”) application for a BEST grant. Craft Companies, LLC has an approved project in the District that will bring families and students into their system for many years to come. This grant is imperative to allow the District to enhance its existing school facilities to provide a safe and effective learning environment and compliment the anticipated growth to enhance the overall value of the Kiowa community.

A long term partnership has been developed between the District and Craft Companies, LLC, which will allow us to work together to secure funding for this much-needed project. Craft Companies, LLC has committed to assist in the efforts to pass the required bond initiative because we recognize the importance of quality education as a foundation for any thriving community. While this BEST grant does not support all future growth, it is critical to support the current needs that will then allow the future development to pay for future needs. The increased assessed valuation (AV), will also strengthen the long-term financial stability of the district.

A new school will be a transformational addition to the Town of Kiowa, benefiting both current and future students. Modern, safe, and functional facilities will provide an improved educational experience, better preparing students for future success. Additionally, a high-quality school will enhance the overall appeal of the community, attracting families and fostering economic growth.

I strongly encourage the BEST Board to approve this critical funding request. The current facilities are failing our students, and this investment is essential to providing them with the educational environment they deserve. Thank you for your time and consideration.

Sincerely,

Jim Yates  
Craft Companies, LLC

Division of Public School Capital Construction Assistance  
1525 Sherman Street, Suite 309  
Denver, CO 80203

Dear CCAB Board,  
As the Director of Elbert County’s Office of Emergency Management (OEM), I am writing a letter of support for the new Kiowa PK – 12 Building Replacement BEST Grant application. In 2023 Elbert County OEM and county stakeholders completed a Hazard Mitigation Plan for the county. Among the various hazards identified for the county, flooding is a high concern. The existing school campus is in an area we acknowledge as an at-risk location. The school district and OEM have collaborated on the concern and discussed the district’s intent to relocate as a means of mitigating further damage and flooding consequences. OEM supports this potential approach from a Hazard Mitigation perspective.

In Elbert County there have been multiple flood events over the last decade. Most recently in June of 2023, a large rain event affected multiple communities in Elbert County. The flooding event resulted in a State and then a Federal disaster declaration for which the County continues to navigate recovery efforts. We understand the school district was affected on multiple occasions by flood related events in the past and had to make a large insurance claim to remediate damage to their facilities. We are informed that this occurred after the District installed flood mitigation measures in 2013.

The Town of Kiowa is a socioeconomically diverse community. Our goal is always to support equity which includes environmental equity. The existing school campus is not only affected by high flood risk but just down grade of the property is a trailer home community. Without expensive water detention measures this community is potentially also at risk. We understand that the proposed masterplan would remediate the school site once the new school is built and the existing buildings are demolished. This would help protect the trailer home community constituting more than fifty homes. We look forward to our continued collaboration with the Kiowa School District on all things preparedness, response, mitigation, and recovery. We support their current initiative to reduce further damage to the schools and surrounding community and look forward to partnering with them in their future mitigation processes.

Thank you,  
  
Shane Pynes  
Director  
Elbert County Office of Emergency Management



TOWN OF KIOWA  
PO Box 237  
404 Comanche Street  
Kiowa, CO 80117  
Phone: 303-621-2366  
Fax: 303-621-2595

Elbert County School District C-2  
525 Comanche Street  
Kiowa, CO 80117

RE: Building Excellent Schools Today (BEST) Grant

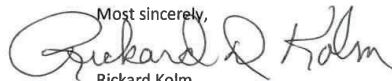
To Whom It May Concern:

It is my pleasure to write a letter in support of the Elbert County School District C-2's request for a BEST grant.

The Elbert County School District C-2 Kiowa Schools campus has several aging buildings, the oldest being built in the mid to late 1950s. In 2021, Kiowa Schools conducted a master plan study, which the Town participated in, to assess the current conditions of the school. Through that study it was determined that several structural issues exist raising acute safety concerns specifically pertaining to failing mechanical systems and structural integrity. Other areas of concern include leaky roofing, water damage, and general water infiltration through windows, doors, and walls. As well, the majority of the schools' electrical systems are original, and heating/cooling systems are inefficient and fail often. As if the previously mentioned it not of enough concern, the current campus also sits in a FEMA-designated flood plain. Thus, the study concluded that the cost of improvements would be approximately \$35 million, an amount the schools are just not, if ever, able to meet.

As some have already asserted, for years the temporary repairs made to the schools "... feels as if we are constantly putting on a Band-Aid." Our students deserve better, in every aspect of the word – safety, opportunities (i.e. vocational programs), etc. Additionally, growth to our area is coming, it is inevitable, and we must be able to support that, but the current proposed growth will not be met under our current conditions.

As Mayor of the Town of Kiowa, I whole-heartedly support the Elbert County School District C-2 in their endeavor to seek and obtain grant funding to either conduct critical and necessary repairs or build a new school altogether.

Most sincerely,  
  
Rickard Kolm  
Mayor

RK/kab



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

**West Grand 1-JT - HS Renovation - West Grand HS - 1977**

<b>District:</b>	West Grand 1-JT
<b>School Name:</b>	West Grand HS
<b>Address:</b>	208 12th Street
<b>City:</b>	Kremmling
<b>Gross Area (SF):</b>	90,741
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$33,051,972
<b>Condition Budget:</b>	\$21,901,861
<b>Total FCI:</b>	0.66
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,106,315	\$4,938,445	1.20
Equipment and Furnishings	\$1,609,936	\$234,346	0.15
Exterior Enclosure	\$2,989,757	\$336,095	0.11
Fire Protection	\$27,929	\$1,000,875	35.84
HVAC System	\$5,952,696	\$5,727,692	0.96
Interior Construction and Conveyance	\$8,787,464	\$4,650,315	0.53
Plumbing System	\$1,544,987	\$1,748,243	1.13
Site	\$4,457,635	\$4,205,738	0.94
Structure	\$3,575,254	\$40,000	0.01
<b>Overall - Total</b>	<b>\$33,051,972</b>	<b>\$22,881,749</b>	<b>0.69</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
West Grand HS Site	914,760	0.94	1976	\$4,457,635	\$4,205,738
West Grand HS Main	90,741	0.62	1977	\$28,594,337	\$18,676,011
<b>Overall - Total</b>	<b>1,005,501</b>	<b>0.66</b>		<b>\$33,051,972</b>	<b>\$22,881,749</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** West Grand 1-JT

**County:** Grand

**Project Title:** HS Renovation

<b>Current Grant Request:</b>	\$19,785,439.88	<b>CDE Minimum Match %:</b>	62%
<b>Current Applicant Match:</b>	\$25,181,468.93	<b>Actual Match % Provided:</b>	56%
<b>Current Project Request:</b>	\$44,966,908.81	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$44,966,908.81	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$482.52	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$74.28	<b>Affected Pupils:</b>	127
<b>Hard Costs Per Sq Ft:</b>	\$408.25	<b>Cost Per Pupil:</b>	\$354,070
<b>Previous BEST Grant(s):</b>	2	<b>Gross Sq Ft Per Pupil:</b>	734
<b>Previous BEST Total \$:</b>	\$111,795.85		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	389	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$164,720,949	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$423,447	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$3,185,000
<b>Median Household Income:</b>	\$82,873	<b>Total Bond Capacity:</b>	\$32,944,190
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	41.9%	<b>Bond Capacity Remaining:</b>	\$29,759,190
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$1,121.16		
Statewide Avg:	\$1,368		



I. Facility Profile

West Grand 1-JT (1340) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation (1340-SG00001) - New - Application Number (22)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

West Grand High School - 1340-9420

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

West Grand High School is a 1-story building constructed in 1977 to accommodate the district's growing population at that time. The school was built with a capacity of 450 students, reflecting the district's history in the 1900s of building or renovating schools because of its need for more space to accommodate the community's growth. Today, only 127 students attend the school, but up to around 200 students have attended the school at times. Though the large size made sense from a planning perspective at the time-Kremmling experienced a population spurt of up to 70% in the 1970s and 1980s-the school's capacity has never been fully utilized. Today, the school is only at 28% capacity.

The school was designed to align with the educational needs and standards of its time and constructed using contemporary building methods. Notably, the school featured a state-of-the-art gymnasium and auditorium, showcasing the district's commitment to providing modern, high-quality facilities for its students and community. The old high school facility was repurposed as the middle school building at that time.

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

The district has undertaken several capital improvements to WGHS over the years to maintain and enhance the facility to ensure it remains suitable for students. The most significant historical improvement was a major renovation in 2008 following a fire that damaged a portion of the school. The renovation addressed critical repairs and updates at the time. The building features a below-grade gym, auditorium, library and media center, science labs, vocational wing, music/choir space, and general use classrooms.

Within the last three years, the district utilized ESSER funds to upgrade HVAC software systems at both schools, the high school in FY 22 and the K-8 FY 23. The previous system was antiquated, running on a Windows Vista operating system. This critical upgrade, totalling close to a half-million dollars, would have not been possible without ESSER grant funding.

## G. Historical Capital Outlay Budgeting

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

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

The district approves a district-wide budget annually that transfers money to a Capital Reserve fund. This fund, while it includes a five-year plan, is also adjusted annually to address the district's needs. The capital reserve fund transfer has been between \$500,000 and \$750,000 annually, depending on the other funding needs across the district and available funds. This is a district-wide amount and not only includes maintenance/facility projects but also technology, transportation, safety, annual leases, and food service projects that are not funded through the general fund.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

West Grand 1-JT (1340) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation (1340-SG00001) - New - Application Number (22)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

A portion of the renovation work at the high school includes three existing vocational shop areas and several elective classrooms. If successful, the renovated spaces are designed to enhance the CTE programs in Business and Future Business Leaders of America (FBLA), which prepare students for careers in business and leadership; Health Science and Patient Care Technician training, which equip students with hands-on experience for healthcare professions; and Vocational Agriculture, which supports education in agriculture, food production, and natural resources. These improvements aim to provide students with state-of-the-art facilities and resources to excel in their chosen professional fields.

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

West Grand School District (WGSD) serves a sprawling 1,168-square-mile rural area in western Grand County, with its hub in the town of Kremmling, home to a population of approximately 1,500. The district operates two schools, a PK-8 school and West Grand High School, which educates a stable student population of 389. However, the nearly 50-year-old high school is struggling with aging infrastructure, deferred maintenance, and numerous safety deficiencies that no longer align with modern educational standards or community expectations.

This grant application seeks critical funding to renovate West Grand High School and address pressing safety and infrastructure needs while extending the facility's lifespan by an estimated 25-30 years. Key renovation priorities include constructing a secure entry vestibule, installing a fire sprinkler system, replacing combustible materials, and improving ADA accessibility with an elevator to the gym level. Essential upgrades to mechanical, plumbing, and electrical systems will bring the school into compliance with 21st-century educational and safety requirements, while modernizing the learning environment for future generations.

The renovation proposal is the result of a comprehensive master planning process guided by a team of experts and a 16-member community committee. Through collaborative input and thorough assessments, this process identified safety, accessibility, and operational improvements as critical priorities. The proposed upgrades reflect the district's commitment to ensuring a safe, functional, and future-ready learning environment for its students, staff, and community. By addressing these deficiencies now, WGSD will protect its community assets, meet evolving educational demands, and create a secure foundation for academic success.

**Project Description**

**Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

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

#### BUILDING SAFETY AND SECURITY

The existing main entry configuration lacks adequate oversight, creating serious security vulnerabilities. While a remote access control and video communication system exists, the main office is located internally, without windows or direct visibility to the entry vestibule, site, or parking lot. This means visitors entering the school can bypass screening and access classrooms or other sensitive areas unchecked. Additionally, the building has 15 exterior doors that lack door position switches, preventing staff from being alerted when doors are propped open. This lack of monitoring significantly undermines site security.

#### FIRE SPRINKLER AND ALARM SYSTEMS

West Grand High School is not fully equipped with a fire sprinkler system, which is required for a building of its size under current fire codes. The existing system serves only the shop area, leaving the remainder of the 90,000+-square-foot facility without adequate fire suppression. Furthermore, the fire alarm system, now over 20 years old, requires upgrades to meet state fire safety standards. Combustible wood framing in portions of the roof, walls, and ceilings does not comply with modern fire codes, and gaps in fire-rated construction between the shop and the main school compromise the building's fire safety.

#### FIRE AND BUILDING CODE COMPLIANCE

Portions of the roof framing, wall and ceiling finishes are combustible wood, which will need to be replaced or fire protected to comply with current building codes. Some existing fire-rated construction separating the shops from the main school contains gaps and should be sealed to complete the rating. The existing guardrail around the gym balcony, and at each exit stair, has openings greater than 4", posing a safety hazard.

#### HEATING, VENTILATION, INDOOR AIR QUALITY

While the HVAC software was recently updated using ESSER funding, the HVAC infrastructure system is well past its useful life. It is inefficient, loud, and disruptive, particularly in classrooms such as science labs. The building's heating system relies on two original boilers from 1977, one of which is unreliable, leaving no redundancy. Heating mains are insulated with asbestos, posing health risks and requiring abatement. Poor air circulation and inadequate roof exhaust systems exacerbate discomfort for occupants, particularly during warmer months. Critical systems, including the woodshop dust collection system and kitchen exhaust hood, have also reached the end of their operational lifespan and require immediate replacement.

#### ELECTRICAL SYSTEMS

The school's electrical infrastructure, including the main service, panels, branch wiring, and devices, is original to the 1977 construction. It no longer meets the demands of modern technology and educational needs. Insufficient outlets result in unsafe reliance on extension cords and overloaded circuits, which pose fire hazards. The underground site electrical distribution is similarly outdated and requires replacement to support future upgrades.

#### ADA ACCESSIBILITY

The building's lower level, which includes the gymnasium and locker rooms, is inaccessible to individuals with disabilities due to the lack of an elevator. This creates significant challenges during medical emergencies and for anyone requiring mobility assistance. Entry doors lack ADA-compliant operators, and exterior door hardware is non-compliant. Interior signage does not meet accessibility standards, and public restrooms fail to comply with ADA guidelines, creating widespread barriers for students, staff, and visitors. Additionally, the athletic facilities, including stadium grandstands, the press box and concessions restrooms, are outdated and require ADA compliance upgrades.

#### EXTERIOR DOORS AND HARDWARE

Exterior doors and frames are deteriorating due to rust and failing hinges, compromising both security and the building envelope. A sliding door in the art room does not meet exit requirements and poses additional security risks. To maintain a secure perimeter, these doors require replacement. Additionally exterior doors are not ADA compliant.

#### LIGHTING

The majority of the school uses outdated fluorescent lighting, which is inefficient and increasingly difficult to maintain as fluorescent bulbs are phased out. Replacing these fixtures with energy-efficient LED lighting would improve visibility and reduce energy costs for both interior and exterior spaces.

#### PLUMBING FIXTURES

The plumbing system, including domestic water distribution, sanitary lines, and fixtures, is original to the building and has deteriorated significantly. Fixtures such as toilets, sinks, and showers require replacement, and underground water, sewer, and gas lines are at risk of failure. The kitchen dishwasher cannot reach required health code water temperatures, and the kitchen flooring no longer complies with health department standards.

## COMMUNICATIONS

The school's central telephone, clock, and public address systems are outdated and unreliable, severely limiting the ability to communicate effectively during emergencies. These systems require full replacement to ensure timely and accurate emergency notifications.

## BUILDING ENVELOPE

The exterior windows are not thermally efficient and have deteriorating frames and caulking, resulting in water intrusion and energy inefficiency. Damaged brick at the base of walls and failing sealant further compromise the integrity of the building. Gutters and downspouts are improperly directing water, contributing to foundation damage. At the press box building, the exterior wood cladding is deteriorating rapidly.

## HAZARDOUS MATERIALS and UNHEALTHY CONDITIONS

Asbestos insulation in heating mains and limited areas of floor tile pose health risks and require abatement. These materials create ongoing concerns for both staff and students.

The existing kitchen flooring and wall base does not comply with health department regulation, due to wear and lack of integral cove base. The kitchen Dishwasher cannot reach required health code water temperatures.

## INTERIOR LEARNING ENVIRONMENTS

The interior of the school, including flooring, ceilings, and casework, is outdated and in poor condition. Acoustical issues between classrooms, failing operable partitions, and worn-out finishes, including paint and carpet, negatively impact the learning environment.

## FOOD SERVICE

Kitchen equipment is beyond its useful life.

## SITE SAFETY AND SECURITY

Sidewalks and asphalt paving around the campus are cracked and deteriorated, posing tripping hazards. Damaged fencing allows for unauthorized access, and the remote location of the greenhouse prevents adequate supervision for students traveling to and from the high school.

The existing stadium grandstands do not meet current code for safety. Many of the open spaces between seats and aisles are too large. This has resulted in spectators and students falling between the bleachers. While the openings have been modified with wood planks, a permanent, safe solution is necessary. Additionally, the exterior wood stair to the press box does not meet code.

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

West Grand School District (WGSD) conducted a comprehensive and collaborative process to identify deficiencies in its facilities. In August 2024, the district hired a master-planning team comprised of Hord Coplan Macht Architects, Dynamic Program Management, and FCI Constructors to guide the assessment and planning process. The district also formed the West Grand Master Plan Committee, consisting of 16 volunteers from the community, to provide input and recommendations throughout the process.



The master-planning team conducted an extensive assessment of the district's facilities, including site visits, staff interviews, and evaluations of the educational adequacy of the buildings. The high school, in particular, was identified as requiring significant updates due to its age (nearly 50 years) and the condition of its infrastructure. Specific deficiencies, such as outdated safety systems, non-compliant accessibility features, and aging mechanical, plumbing, and electrical systems, were documented.

To ensure community involvement, the committee held regular meetings, gathered feedback, and established guiding principles that emphasized safety, inclusivity, and long-term planning. A detailed list of deficiencies was compiled, focusing on code compliance, safety hazards, and the need for updated learning environments. This process ensured a thorough understanding of the challenges and priorities for improvement.

## **Solution**

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

### **BUILDING SAFETY AND SECURITY**

Secure Entry Vestibule: Construct a secure vestibule and relocate offices to classrooms east of the entry. Repurpose the existing main office area into two classrooms.

Door Position Switches: Install door position switches at all exterior doors and integrate them with the central security system for real-time monitoring.

### **FIRE SPRINKLER**

Full Fire Sprinkler System Installation: Install a fire sprinkler system throughout the school, including fire line utilities. Replace existing ACT ceilings with new tiles and grids or patch gypsum board or decorative ceilings where possible.

### **FIRE ALARM**

Fire Alarm System Replacement: Replace the fire alarm system as part of the sprinkler system installation to meet updated safety standards.

### **FIRE AND BUILDING CODE COMPLIANCE**

Fire-Rated Construction: Seal gaps in fire-rated walls, particularly in the maintenance shop, to complete the required 1-hour rating.

Roof Framing: Fire-protect or replace wood roof framing members to meet current fire codes.

Gymnasium Guardrails: Replace guardrails and stair rails in the gymnasium to meet the 4-inch maximum opening requirement.

Combustible Finishes: Replace all combustible wood finishes on walls and ceilings with non-combustible materials.

### **HEATING, VENTILATION, AIR CONDITIONING**

System Upgrades: Replace the central air handling unit (AHU), fin-tube heat, fan coils, and 2-pipe distribution system with a modern VAV-based system with Dx cooling.

Controls: Upgrade to a digital DDC HVAC control system.

Exhaust Systems: Replace roof fans and exhaust systems to address inadequate airflow.

Wood Shop Dust Collection: Install a new, code-compliant dust collection system in the woodshop.

Ancillary Equipment: Replace water heaters, sump pumps, and kitchen exhaust hood, including an Ansul system.

## ELECTRICAL SYSTEMS

Main Electrical Service: Replace the main electrical service, distribution panels, devices, switches, and outlets per modern codes.

Underground Electrical Distribution: Replace aging underground electrical cables to ensure reliability.

## ADA ACCESSIBILITY

Gym Access: Add an elevator in the northwest stairwell for gymnasium access.

Door Operators: Install ADA-compliant door operators at the main entry and at recessed door alcoves. Install new ADA-compliant door hardware with new exterior doors.

Signage: Replace all interior signage with ADA-compliant alternatives.

Restroom Renovations: Renovate restrooms to provide fully ADA-compliant toilet stalls and lavatories.

Grandstands and Press Box: Replace grandstands and renovate press box and concessions structure for ADA access and structural safety.

## EXTERIOR DOORS AND HARDWARE

Door Replacement: Replace all exterior doors and hardware, including art room sliding doors and overhead doors, with secure, durable and accessible options.

## LIGHTING

LED Lighting Upgrade: Replace all fluorescent fixtures with LED fixtures for interior, exterior, and site lighting to improve energy efficiency and safety.

## PLUMBING FIXTURES

Fixture Replacement: Replace all plumbing fixtures, including showers, toilets, sinks, and drinking fountains, with modern, efficient models.

Piping and Utilities: Replace aging water distribution piping and site utilities, including water, sanitary sewer, and gas lines.

## COMMUNICATIONS

System Replacement: Install a modern phone, clock, and public address system. Include access control systems with integrated door position switches at all exterior doors.

## BUILDING ENVELOPE

Water Mitigation: Replace gutters and downspouts to direct snowmelt and rainwater away from the building and sidewalks.

Masonry Repairs: Repoint masonry on the north side of the west wing.

Window Replacement: Replace exterior windows with energy-efficient models.

Louvers: Replace exterior and hollow metal louvers to maintain the building's thermal integrity.

#### HAZARDOUS MATERIALS and UNHEALTHY CONDITIONS

Asbestos Abatement: Remove and replace asbestos-insulated HVAC pipe systems boiler room floor tile.

Kitchen Code Compliance: Replace kitchen flooring, wall bases, wall panel, and the dishwasher to meet health department regulations.

#### INTERIOR LEARNING ENVIRONMENTS

Interior Paint: Repaint interior spaces.

Ceilings: Install code-compliant ceilings with improved noise reduction (NRC ratings).

Partitions: Extend partitions to the deck between classrooms for improved acoustics.

Interior Finishes: Replace flooring, operable partitions, and casework.

#### FOOD SERVICE

Kitchen Equipment: Replace aging kitchen equipment.

#### SITE SAFETY AND SECURITY

Paving Repairs: Repair or replace cracked and deteriorated sidewalks and asphalt.

Greenhouse Relocation: Move the greenhouse closer to the main building to improve supervision.

Fencing Repairs: Fix damaged site fencing to secure the perimeter.

Grandstands and Press Box: Replace grandstands and press box stair to resolve fall safety concerns.

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

The solutions to address the identified deficiencies were developed through a rigorous planning process informed by expert analysis, community feedback, and industry standards. The planning team worked closely with the Master Plan Committee to explore various scenarios and options. These included safety and security upgrades, major renovations, and potential consolidation of school facilities. After evaluating costs, logistics, and community preferences, the committee prioritized renovations at the high school and PK-8 buildings to extend each facility's useful life by 25 years.

The proposed solutions include critical safety upgrades such as installing a secure entry vestibule, a fire sprinkler system, and ADA-compliant features like an elevator. Mechanical, plumbing, and electrical systems will be replaced to ensure reliability and efficiency, while lighting and communication systems will be modernized to meet 21st-century standards. These solutions were designed to address specific deficiencies while maintaining fiscal responsibility and

aligning with the district's guiding principles.

The high school building holds local historic significance as a long-standing community institution in Kremmling. While it does not exhibit distinctive architectural characteristics or qualify for Local Landmark status, its role as a cornerstone of the community reinforces the rationale for renovation rather than replacement. Preserving this facility aligns with the community's values.

To validate the feasibility and effectiveness of these solutions, the district conducted internal reviews and engaged with experts in architecture, construction, and engineering. A survey of staff, community members, and committee representatives further refined the proposed plans, ensuring alignment with the needs and priorities of the district. This collaborative approach resulted in a comprehensive plan that addresses immediate deficiencies while planning for the district's long-term success.

## Urgency

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

The proposed renovation project for West Grand High School's nearly 50-year-old facility is both critical and time-sensitive. In 2018, the Colorado Department of Education (CDE) assigned the school a Facility Condition Index (FCI) score of 0.61, categorizing it as being in poor condition. This score has likely increased over the past seven years, further emphasizing the deteriorating state of the facility. For context, the median FCI for Colorado public schools assessed in 2022-2023 was 0.41, underscoring the urgency of addressing the high school's deficiencies.

The school's long list of significant safety, accessibility, and infrastructure deficiencies places students and staff at risk daily. Security vulnerabilities, including the absence of a secure entry vestibule and outdated surveillance systems, leave the school ill-prepared for emergencies and unable to meet modern safety standards. Additionally, the building lacks a fire sprinkler system, leaving the structure and its occupants at risk in the event of a fire. Accessibility issues, such as the absence of an elevator to the gym level, further hinder equitable access and create challenges during medical emergencies. Meanwhile, aging mechanical, plumbing, and electrical systems—already beyond their useful life—frequently fail, disrupting educational activities and straining district resources. West Grand High School serves as the sole high school within a sprawling 1,168-square-mile area of western Grand County. With 42% of students qualifying for Free and Reduced Lunch, the school is not only an educational institution but also a vital hub for this rural community. As a central gathering place for events and activities, its safety and functionality directly impact the broader community. Without intervention, escalating deficiencies will lead to heightened safety risks, increasingly frequent system failures, and potentially costly emergency repairs.

This renovation project will address these urgent needs by modernizing the facility, ensuring compliance with current safety and accessibility standards, and extending its useful life by 25-30 years. If the grant is not awarded, the district will face significant challenges in addressing these critical deficiencies, leaving students and staff in an unsafe and inadequate environment while compromising the school's role as a vital community asset. The time to act is now to ensure the safety, accessibility, and long-term functionality of this essential institution.

Finally, our district has an opportunity to ask the voters for matching dollars in a year where our previous bond debt will be paid down. This will allow the tax impact to be reduced because we will be asking for the difference from the new bond minus the old bond instead of a brand new tax increase. This is urgent timing for us as we know some of our neighboring districts did not pass bonds for new tax increases while many districts on the front range passed using the reduced tax approach in November of 2024.

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

Yes

No

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

### Future Plan for Maintenance of Proposed Project

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

WGSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. The proposed renovation work will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the District over time, and hardware and software costs over time will be budgeted by the District.

Per CDE's recommendations, we will implement a facilities maintenance plan for the facility. This plan will provide documentation and direction on the facility maintenance strategy. We will develop short, medium- and long-term goals with the plan to clearly identify which maintenance actions need to be taken and within what timeframe. These items will be identified in four categories: emergency, routine, preventative and predictive. Our maintenance staff will be trained to understand the document and what actions need to be taken to keep it updated. We will work to develop a system for documenting work orders and measuring time to address the work orders against the goals within our plan. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time.

Our plan for budgeting for maintenance and capital projects will continue to reserve \$80,000 per year, or \$513/student from the general fund. The district plans to transfer a minimum of 3% of its General Fund annually, approximately \$500/student, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facility proposed.

### Adjacent Structures

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

Yes

No

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

### AHERA

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

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

- Yes  
 No

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

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

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

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

N/A

III. Detailed Project Cost Summary

West Grand 1-JT (1340) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation (1340-SG00001) - New - Application Number (22)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

62.00 %

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

56

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

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

C. Project Cost	* \$	44,966,908.81
D. Applicant Match to this Project	\$	25,181,468.93
E. Requested BEST Grant Amount	\$	19,785,439.88
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	44,966,908.81

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)



734

12 % \* **O. Escalation % identified in your project budget**

9 % \* **P. Construction Contingency % identified in your project budget**

10 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

09/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

04/28/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

As noted above the master planning team included an architect, contractor and owner's representative. The contractor, FCI Constructors, provided the hard cost estimate for the project after being engaged through the master planning process. The owner's representative, Dynamic Program Management, provided the soft costs and contingencies/escalation percentages. The mountain/western slope region historically has higher costs of construction and higher escalation than the metro areas. Our team has decades of experience tracking these costs in school projects in the region. Given the stage of design being conceptual, and this being a renovation project on a 50 year old building, the contingencies are in line with our team's recommendations for similar projects. This project will take time to design once a bond has passed and construction will not start until Q3 2026 at the earliest.

In addition, our team recommends higher contingencies for renovation projects versus new construction. There are more 'known unknowns' in a renovation and therefore a higher percentage has been carried to avoid the need for a future supplemental grant.

Finally, our teams are seeing material supplier increase letters because of new tariffs that were not known when the grants were submitted. This indicates that a higher escalation environment may be on the horizon as we have seen more of a plateau in the past 24 months.

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

Our plan for project management will have several facets. We plan to keep our executive committee structure including the superintendent, business manager, maintenance director, Board of Education representative(s) and school principal to help guide the day-to-day decisions on behalf of the district. This

group will work with the project team to report to the Board of Education and community of project progress.

We will work with an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/ alternatives to matters that may arise. The Owner's Representative will facilitate competitive procurements and manage the various owner consultants.

The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of the project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

The school will consider the delivery methods of Design-Build, Design-Bid-Build, or a Construction Manager- General Contractor (CMGC) approach. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion. A Design-Builder or CMGC will provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. During construction, the contractor will manage subs, materials, safety and equipment on site.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

WGSD will adhere to the BEST Grant guidelines for an open and competitive procurement for the team members on this project. We know we will have to cast a large net outside of our geographic area to attract team members with the best fit skill set for our project.

We will work with our Regional Program Manager to first procure an Owner's Representative. Then we will work with our selected Owner's Representative to procure design and construction teams and any other project consultant or vendor required.

For each procurement, we will form a selection committee. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

## Other funding options

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

WGSD has actively explored multiple funding sources to address funding needs. ESSER funding has been utilized for upgrades outside the scope of this grant, ensuring that available resources are used efficiently.

In an effort to be as fiscally responsible as possible and cognizant that BEST funds are finite, our project is for a renovation and not a school replacement. This decision has brought total soft and hard costs to under \$500/SF, where a complete replacement school could be close to twice the cost of a renovation.

If the BEST Grant is awarded, the district will continue exploring additional funding opportunities. The district plans to pursue a bond measure in 2025 that would provide the match for this grant and secure long-term funding for facility improvements.

### **Current Utility Costs**

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

A 2024 utility cost analysis for West Grand High School found annual expenses totaling approximately \$133,425, broken down as follows: \$57,200 for electrical, \$42,350 for natural gas, \$5,300 for domestic water, and \$8,575 for sewer.

The proposed high school renovation project is expected to reduce utility costs significantly through modern HVAC, plumbing, and electrical upgrades. While code compliance will require increased outside air ventilation, the introduction of high-efficiency boilers, heat recovery systems, and modern equipment should outperform the aging 50-year-old systems, resulting in an estimated 20-30% reduction in overall utility costs.

Additional energy savings will come from:

LED lighting replacements and advanced lighting controls, projected to cut lighting-related energy consumption by approximately 75% (per the U.S. Department of Energy).

Plumbing fixture replacements, including motion-activated faucets, timers, and low-flow fixtures, to help offset rising water costs.

The Town of Kremmling tripled water usage rates as of January 2025, leading to an anticipated \$30,000 annual increase in district-wide water expenses. The full impact of this rate hike is still being determined. The District is also seeking gas procurement options to optimize the usage and cost effectiveness of the gas utility. The hope is that by saving money in one area, the district can offset some of the water rate increase imposed by the Town.

As local utility costs increase rapidly, it is becoming increasingly urgent to replace West Grand High School's outdated building systems with modern, energy-efficient equipment.



**District or BOCES Name:** West Grand School District 1-JT

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

We are requesting a reduction in the matching contribution to address urgent safety and security concerns at our high school. West Grand School District is fully committed to providing the 62% matching funds needed to improve the safety of our facilities, but current financial constraints make this impossible. Despite the critical need for these improvements, including upgrading our aging facilities to extend their life, the district faces financial difficulties that prevent us from securing the necessary funds. As many are aware, school districts statewide are grappling with declining enrollment, which leads to reduced revenue, making it harder for us to balance fiscal responsibility with the goal of providing quality education.

The financial strain on our district is further compounded by rising employee health benefits, cost of living, and the ever-increasing costs required just to maintain basic operations. The ability to receive this waiver would directly enhance educational opportunities for our students, both immediately and in the long term. Addressing the critical needs of a 49-year-old high school building is a priority for our district, as the safety of our students and the longevity of the facility are key to ensuring a high-quality educational experience.

We urge the committee to take into account the financial hardship our district faces and consider granting the waiver for the matching contribution. This would significantly improve our ability to provide a safe and conducive learning environment for our students, now and in the future.

(3000 characters max)

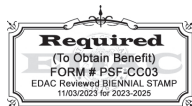
2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

As previously mentioned, the West Grand School District is facing several financial challenges, including declining student enrollment, rising employee benefit costs, increasing cost of living, and higher operational expenses. In addition to these factors, there are other significant circumstances contributing to the district's financial burden.

Kremmling, a small, rural community, is considered “economically disadvantaged.” The town's limited economic opportunities, coupled with a lack of significant business activity, has led to more residents commuting outside of the area for work. This lack of local employment options has put further strain on the district's revenue generation, as compared to surrounding areas that can rely on diverse sources of funding. The town's population is also shifting, with more people owning second homes and a growing number of residents on fixed incomes.

The district’ s tax base is largely dependent on one industry: Freeport-McMoRan, an international mining company. However, as the mining industry declines and Freeport's production in Grand County diminishes, our primary revenue source is shrinking. These factors collectively place an undue financial strain on the district and limit our ability to secure the necessary matching funds for this critical project.

(3000 characters max)





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

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	423,447.17	7.64%	10% max
Median Household Income	82,873	16.71%	25% max
Free and Reduced Lunch %	41.9%	16.57%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills \$/Capita	1121.16	9.551%	20% max
Remaining Bond Capacity	29,759,190	11.69%	20% max
	<b>Total CDE Minimum Match</b>	<b>62%</b>	<b>100%</b>

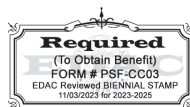
2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

We believe the Free and Reduced Lunch percentage does not fully reflect the financial challenges faced by our student and family population. While 41.9% is higher than the previous three years, it remains lower than the 47% recorded in 2014. The COVID-19 pandemic, along with the implementation of the Healthy Meals for All program, has created a significant barrier to completing the required paperwork for free and reduced lunch eligibility. Given that the Town of Kremmling is considered “economically disadvantaged,” we believe a greater percentage of our students would qualify for the program if the application process were more accessible. Because of this, we are requesting a 3% reduction in our calculated match.

Additionally, we would like to comment on three figures in the table above: PPAV is higher in our district because we have vast amounts of land, and a small population. Our district covers over 1100 square miles with a population of only 1500 people. The bond capacity number does not accurately reflect the community's ability to support such measures if we were to maximize our debt. As the population shifts, with more second-home owners the median household income is not typical of our population. Because of these reasons, we are requesting a 3% reduction in our calculated match.

Our request in this waiver is a reduction of 6% from our calculated match.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

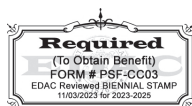
West Grand School District has worked collaboratively with local government and businesses including: Middle Park Health, the Town of Kremmling, Rotary, and the Grand County Board of County Commissioners. While the partnerships are strong, they do not result in significant funding support as there is a financial strain within our community. For this specific project, the district will be seeking additional funding through safety grants, energy saving contracts, and other funding sources that may be available to help fund the district's contribution.

(3000 characters max)

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

CDE Minimum Match percentage	62%
Match Percentage Requested	56%
Amount of requested reduction from CDE Minimum	6%

Is a Statutory Limit Waiver also being submitted?  Y  N



**• Campuses Impacted by this Grant Application •**

**North Park R-1 - PK-12 Renovation and Addition - North Park School - 1964**

<b>District:</b>	North Park R-1
<b>School Name:</b>	North Park School
<b>Address:</b>	910 4th Street
<b>City:</b>	Walden
<b>Gross Area (SF):</b>	85,068
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$25,595,652
<b>Condition Budget:</b>	\$16,287,502
<b>Total FCI:</b>	0.64
<b>Adequacy Index:</b>	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,678,546	\$4,123,376	1.12
Equipment and Furnishings	\$1,050,129	\$533,726	0.51
Exterior Enclosure	\$3,896,968	\$1,735,282	0.45
Fire Protection	\$23,393	\$1,053,174	45.02
HVAC System	\$3,628,356	\$3,027,602	0.83
Interior Construction and Conveyance	\$6,554,852	\$4,183,943	0.64
Plumbing System	\$1,433,029	\$1,566,453	1.09
Site	\$1,542,504	\$1,060,146	0.69
Structure	\$3,787,875	\$41,043	0.01
<b>Overall - Total</b>	<b>\$25,595,652</b>	<b>\$17,324,745</b>	<b>0.68</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
North Park School Site	839,837	0.69	1949	\$1,542,504	\$1,060,146
North Park School Old Gym	9,648	0.87	1949	\$2,396,377	\$2,187,778
North Park School Wrestling	4,545	0.58	1978	\$961,223	\$614,049
North Park School Main	70,875	0.61	1964	\$20,695,548	\$13,462,772
<b>Overall - Total</b>	<b>924,905</b>	<b>0.64</b>		<b>\$25,595,652</b>	<b>\$17,324,745</b>



# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** North Park R-1

**County:** Jackson

**Project Title:** PK-12 Renovation and Addition

<b>Current Grant Request:</b>	\$36,530,585.81	<b>CDE Minimum Match %:</b>	45%
<b>Current Applicant Match:</b>	\$17,992,676.59	<b>Actual Match % Provided:</b>	33%
<b>Current Project Request:</b>	\$54,523,262.40	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$54,523,262.40	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$662.55	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$112.71	<b>Affected Pupils:</b>	144
<b>Hard Costs Per Sq Ft:</b>	\$549.84	<b>Cost Per Pupil:</b>	\$378,634
<b>Previous BEST Grant(s):</b>	3	<b>Gross Sq Ft Per Pupil:</b>	571
<b>Previous BEST Total \$:</b>	\$932,348.72		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	144	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$99,974,962	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	\$20,900,000
<b>PPAV:</b>	\$694,271	<b>Year(s) Bond Failed:</b>	24
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$41,809	<b>Total Bond Capacity:</b>	\$19,994,992
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	*	<b>Bond Capacity Remaining:</b>	\$19,994,992
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$1,624.28		
Statewide Avg:	\$1,368		



I. Facility Profile

North Park R-1 (1410) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Renovation and Addition (1410-SG00002) - - New - Application Number (16)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

North Park School - 1410-6358 ▼

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

The North Park School was constructed on the site in 1963 for junior and senior high school students. It was funded by a local bond measure passed in 1962 for \$560,000. At the time of construction, the materials and methods used aligned with the best practices in the field and met the current educational needs and standards.

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

Since constructing the main school building over 60 years ago, there have been several major additions and numerous improvements in response to both programmatic and functional needs, as well as general maintenance needed over time.

In the early 21st century, the 1949 elementary building was abandoned, and the student population was consolidated into the main school building, becoming a full K-12 building. The main school building houses all PK-12 instructional programs with the exception of the "old" gym and cafeteria, which now serves as an auxiliary gym and community center space and the wrestling room respectively.

(Note: The 1949 elementary building is structurally failing, with severe water damage, hazardous materials, and infestations posing significant health and

safety risks. To address this, NPSD has secured a grant from the Kansas State University program to cover the abatement, demolition, and site cleanup costs, eliminating these expenses from our BEST Grant request.)

#### Additions

1970-73 Gym Addition: The original school building was constructed without a gymnasium. A bond election was held in 1970 with options to fund both a gym and auditorium or to just fund the gym. Only the bond for \$375,000 to build the gym addition passed. The gym was finished in 1973.

1977 Vocational-agriculture (vo-ag) building was constructed.

1978 Cafeteria Addition: The former cafeteria (now a wrestling room) was added.

1998 Media Center Addition-funded through a grant-to support evolving technology needs was completed.

2007 Early Childhood Addition: A kindergarten and preschool addition was completed.

2009 Cafeteria Addition: Grant funding covered both the construction of and new equipment for the new cafeteria.

2008-10 Energy performance upgrades were completed to improve efficiency.

2014: Secure Entryway and enclosed breezeway was built to connect the vo-ag building to the main school.

2020: Infrastructure & Safety Improvements: The music room underwent asbestos mitigation to ensure a safe environment. A BEST grant partially funded the replacement of a failing boiler and supported HVAC system improvements.

Most recent improvements include:

Improved security system - card reader access controls at critical interior doors and classroom wing entries.

## G. Historical Capital Outlay Budgeting

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

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

The District allocates \$80,000 annually, or approximately \$513 per student, for maintenance and repairs. Since all students are housed in a single facility, this funding applies both to the affected facility and districtwide. This budget supports the upkeep of fixed building assets and extends their useful life in alignment with the district's capital outlay practices.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**North Park R-1 (1410) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Renovation and Addition (1410-SG00002) - - New - Application Number (16)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

NPSD offers Career and Technical Education (CTE) which includes Introduction to Agricultural Sciences, Horticulture, Ag Business, Ag Leadership, Welding, Structure Design and Fabrication, Equine Science, Small Engine Repair, Principles of Animal & Vet Sciences, On the Job Training, and Greenhouse Management.

Agricultural sciences aim to improve the efficiency and sustainability of agriculture by studying and applying principles from various fields like biology, chemistry, and economics. This helps ensure a stable food supply, develop sustainable farming methods, and improve nutrition.

The CTE programs are available to all interested students.

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

Cost/pupil too high; transportation center scope.

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The North Park School District is seeking a BEST grant to support a renovation and addition for its 60-year-old K-12 North Park School. It will include approximately 35,000 SF in new construction and renovation of approximately 47,000 SF of renovation.

The building shows clear signs of aging after six decades of use, with deferred maintenance, significant wear and tear, and outdated learning spaces. The Colorado Department of Education's 2019 facility assessment gave the 70,875-square-foot building a Facility Condition Index (FCI) rating of 0.63. This school signals the need for substantial upgrades, and facility conditions for North Park School have only worsened since this assessment was completed six years ago. As a comparison, the median Facility Condition Index (FCI) for Colorado public schools assessed in 2022-2023 was 0.41.

As the building's construction history shows, there have been many additions and improvements made over the school's history. The proposed plan seeks to preserve and renovate the newer, structurally sound areas of the school while demolishing and replacing the most deficient section-the 1964 classroom wings. These original classroom wings are in severe disrepair, with an independent architectural study assigning them a Facility Condition Index (FCI) score of 0.84, underscoring the urgency of this project.

The building's age alone has created critical maintenance and structural issues, but it was also never designed for modern education. Built for a different era, it lacks essential infrastructure for technology integration, updated security measures, and energy-efficient systems. As a result, its outdated design and deteriorating conditions make it increasingly difficult for NPSD to provide a safe, effective learning environment.

The proposed addition-renovation will create modern, safer, and more functional learning spaces that support student success and serve the broader community. This grant application seeks critical funding to ensure that students have access to a healthy, high-quality school that fosters academic achievement and personal growth, while also strengthening Jackson County as a whole.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

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

The 60-year-old school has significant deficiencies that must be addressed. In 2023 engineers and architects provided an in-depth facility assessment identifying deficiencies including the main school, as well as issues in the freestanding "Old Gym" and Wrestling buildings, which this grant request also proposes to preserve and renovate rather than replacing.

#### SECURITY:

##### Exterior Doors & Access Control:

Several exterior doors, including the main entry and cafeteria doors, do not fully close or automatically latch at a safe speed, creating a security risk.

The school's current layout prevents classroom wings from being secured separately from public areas, leaving classrooms accessible during evening community events in the gym and cafeteria.

##### Communication & Emergency Response:

The PA system is outdated, with non-functional speakers in some areas.

The PA system does not cover exterior areas or key common spaces such as hallways, the cafeteria, or the gym, limiting emergency communication.

School-wide communication relies solely on classroom phones, which poses a major safety concern in the event of an emergency.

At the "Old Gym," there is no functioning PA System and communication with the main school building is limited.

##### Lighting & Exterior Safety:

Site lighting is inadequate, leaving parking lots, walking paths, building exits, and exterior courts underlit, reducing visibility and increasing safety risks.

A roof access ladder, located on an exterior wall, has a lockable cage, but low roof overhangs create multiple access points, increasing the potential for unauthorized access to the roof.

#### LIFE SAFETY:

The main building fire alarm system is outdated and does not meet modern life safety codes.

A full fire sprinkler system is not installed, leaving the school vulnerable to fire hazards.

The main corridor is constructed of non-fire-rated materials and also lacks a sprinkler system, increasing fire risks.

At the "Old Gym," the fire suppression connection and standpipe is outdated and requires replacement.

#### Building Materials & Structural Fire Risk

A majority of the main building roof is constructed of combustible wood framing and decking, classifying the school as Type VB construction. At its current size, the school far exceeds the allowable safe area as dictated by code. (While a sprinkler system would reduce fire risk, asbestos in the ceilings complicates efforts to retrofit fire protection.)

The wood-framed ceiling structure prevents the use of ceiling space for return air plenums, forcing return air grilles to be placed in classroom doors, which compromises fire containment in case of an emergency and creates security challenges during lockdown situations.

#### CTE Shop Fire Hazards

Acetylene gas tanks are currently stored in the open, which poses a major fire risk. (These tanks should be housed in a fire-rated enclosure outside the building with proper piping to the workspace.)

The welding and metal shop lacks proper fire and gas mitigation systems, further increasing safety concerns.

#### Electrical Safety Risks

Electrical distribution equipment, panel boards, and the exterior transformer are not properly secured, allowing unauthorized access by students or the public.

#### HAZARDOUS MATERIALS (Health, Safety):

##### Asbestos Contamination & Mitigation Challenges

Undisturbed asbestos remains present in multiple areas of the school (i.e., majority of ceiling tile adhesive in the main building; existing flooring in the elementary wing; floor and ceiling tiles in the Home Economics classroom), limiting upgrades and routine maintenance. (For example, technology wiring is strung externally throughout the school to avoid disturbing asbestos-containing materials)

Roof leaks are exacerbating the issue, repeatedly damaging ceiling tiles and ACM materials. Repairs or replacements in affected areas require full asbestos abatement, significantly increasing costs and complexity.

##### Lead Contamination in Water Supply

Lead testing of the domestic water supply has raised serious concerns about the safety of the school's drinking water. Although the district has begun working with the State to address the issue, as of this application, only one water fountain and one sink have been replaced.

##### Mold Risk from Roof Deterioration

The roof membrane is deteriorating and delaminating, allowing moisture to seep into the wood-framed ceiling plenum. This persistent moisture exposure creates ideal conditions for mold growth above classroom ceilings, posing health risks to students and staff.

#### SANITARY SEWER AND PLUMBING (Health, Safety):

##### Aging Water Heaters & Inadequate Hot Water Circulation

Three of the four existing water heaters have exceeded their life expectancy, posing reliability and efficiency concerns.

The kitchen, cafeteria, and classrooms lack hot water recirculation piping, resulting in delayed hot water delivery and increased water waste.

##### Code Noncompliance & Plumbing Deficiencies



Piping throughout the building does not meet IPC or 2021 IECC standards, and many areas lack required insulation, reducing energy efficiency. The CTE annex restrooms are no longer compliant with state plumbing regulations, requiring updates to meet accessibility and functionality standards. Existing sanitary piping is installed above the frost line, causing frequent failures, particularly in extreme weather conditions.

#### HEATING SYSTEMS (Safety):

##### Fire Hazards & Aging Equipment

Gas-fired radiant heaters in the woodshop and garage present a serious fire hazard and must be removed.

The main building's backup boiler is already halfway through its expected lifespan, raising concerns about future reliability.

##### Structural & Thermal Comfort Issues

Visible cracking in the masonry of the library-though currently minor-allows air infiltration, making it difficult to maintain comfortable indoor temperatures.

#### VENTILATION/INDOOR AIR QUALITY (Health, Safety):

##### Aging & Failing HVAC System

The central HVAC system is 60 years old, well beyond its functional lifespan, and replacement parts are no longer available.

Two rooftop units (RTUs) are at or past their expected life and require replacement.

The dust collection system is outdated and needs replacement to improve air quality and safety.

Existing mechanical rooms lack the space to accommodate modern, high-efficiency equipment, complicating upgrades.

##### Ventilation & Airflow Deficiencies

Blocked outdoor air intakes in multiple areas limit proper airflow and contribute to poor indoor air quality.

Ductwork and exhaust ventilation are inadequate in critical areas, including the kitchen and chemical storage areas, increasing health and safety risks.

Numerous code violations exist, including:

Condensing units and exhaust fans lack fall protection or need to be relocated for safety.

Piping and paneling insulation throughout the building is insufficient to meet 2021 IECC standards, reducing energy efficiency and climate control effectiveness.

#### ELECTRICAL (Safety, Technology):

##### Outdated & Inefficient Electrical Systems

Lighting fixtures and controls throughout the building are inefficient, contributing to high-energy consumption and inadequate lighting in classrooms and common areas.

One of the building's electrical services lacks an exterior main disconnect, creating a safety hazard in emergency situations.

Panelboards are reaching the end of their lifespan, increasing the risk of electrical failures and safety concerns.

Ground Fault Interrupter (GFI) protection is missing in required areas, leaving electrical outlets vulnerable to faults and potential shocks.

##### Unsafe & Noncompliant Wiring Infrastructure

Electrical identification and labeling are inadequate, requiring updated signage to improve maintenance and emergency response efficiency.

Exposed conduit pathways and backboxes are inappropriate for the environment, showing signs of degradation and posing electrical hazards.

Much of the building's wiring is exposed conduit, rather than being properly enclosed, reducing durability and increasing safety risks.

The original electrical infrastructure placed electrical panels in unsecured areas, making them accessible to students or trespassers, creating tampering and safety risks.

Classrooms have very few electrical outlets, forcing teachers to rely on power strips and extension cords, some of which violate fire code regulations and are routinely flagged during annual inspections.

Both the "Old Gym" and Wrestling building electrical systems are antiquated and require replacement, including service, panels, distribution and devices.

#### ROOF AND BUILDING ENVELOPE (Health, Safety):

##### Roof System Failures & Aging Materials

The roof membrane over the gym is a single-ply system installed in 2006, but it is aging and will soon require maintenance or replacement.

The ballasted membrane roof over the old classroom wing, installed in 1995, has numerous areas of failure, leading to water infiltration and structural concerns.

The roof membrane across the main school area is under severe stress and failing, with active leaks impacting the elementary wing, music room, gym, and cafeteria.

Roof drainage issues persist, with visible ponding in multiple locations, increasing the risk of further deterioration and interior water damage.

##### Inadequate Building Envelope & Insulation Deficiencies

The original school roof is damaged at the perimeter, causing roof insulation to deteriorate, reducing energy efficiency and increasing heat loss.

Leaking windows with air gaps throughout the main building contribute to drafts, heat loss, and poor thermal performance.

Thermal bridging at the gym exterior walls exacerbates energy inefficiency, making temperature regulation difficult.

The building's corridors serve as return air plenums, but several exhaust vents open directly to the exterior and do not fully close, making heating inefficient in North Park's high-elevation cold climate.

Many exterior walls lack proper insulation and weather protection, creating excessive heat loss, poor occupant comfort, and high energy costs.

The "Old Gym" exterior is severely deteriorated. The stucco finish is spalling and original exterior doors and windows are thermally inefficient, leaking and in many instances hardware is non-functional.

The Wrestling building exterior doors are beyond their useful life. The main set of exterior doors will not latch closed, causing a security concern.

The Wrestling building exterior windows are thermally inefficient, leaking and the glazing seal is no longer intact.

#### ACCESSIBILITY (Safety):

##### ADA Noncompliance in Doors & Restrooms

Many interior doors lack ADA-compliant hardware, making them inaccessible for individuals with mobility challenges.

Most bathrooms do not meet ADA standards, lacking required features and clearances. (Several restrooms have long, narrow alcoves leading to doors, which cannot be feasibly adapted to meet ADA clearance requirements.)

##### Additional ADA Barriers

Hallway display cases protrude into walkways, creating ADA compliance issues and potential hazards.

The press box is both structurally deteriorating and non-ADA compliant, making it inaccessible.

The Old Gym doubles as a drama performance space with a stage; however, the stage does not have ADA access.

The Old Gym has only 2 exterior means of egress, but the occupancy requires 3 sets of exterior doors to meet code.

The Old Gym is equipped with original, built-in spectator seating which does not allow for ADA access.

#### SITE WORK (Safety, Security):

##### Deteriorated Parking Lot & Poor Drainage

Per CDE's facility report, the parking lot original to 1963, roadway, and sidewalks are beyond their useful life and should be replaced.

Walkways are unsafe.

Lack of fencing at the property.

Track surface does not meet compliance standards. The sports field is not usable for competition.

Playground does not have appropriate fall surface and distance provides supervision problem.

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

Recognizing the urgent need to address its aging facility, North Park School District (NPSD) undertook a comprehensive evaluation of its buildings and infrastructure following the 2019 Colorado Department of Education (CDE) facility assessment. That assessment identified significant deficiencies throughout the school, prompting the district to take a data-driven approach to facility planning.

In 2022-23, after navigating the challenges of COVID, the district formed a Planning Committee to develop a Master Facilities Plan for the next 5-10 years. The composition of the Planning Committee included multiple school staff; representatives from Jackson County and the Town of Walden, parents, and local business owners. To ensure a thorough analysis, NPSD engaged industry experts in this process as the planning team: Hord Coplan Macht Architects, Dynamic Program Management, and Adolfson & Peterson Construction.

The planning team conducted an extensive facility assessment in Fall 2022, evaluating:

Building structure, roofing, and mechanical systems to assess code compliance, safety risks, and long-term sustainability.

Life safety hazards, including outdated fire suppression systems, security weaknesses, and electrical risks.

Hazardous materials, with an environmental consultant providing a detailed investigation beyond the standard AHERA report.

Plumbing and HVAC systems, identifying inefficiencies and outdated equipment that can no longer be maintained or repaired.

ADA accessibility, determining which parts of the facility fail to meet compliance standards.

Site infrastructure, analyzing drainage issues, deteriorating parking lots, playground safety concerns, and fencing deficiencies.

After gathering data from engineers, architects, environmental specialists, and educational facility planners, the district submitted a BEST grant application in 2024 for a school replacement. Following feedback on the initial proposal, the Planning Committee revised the project scope to ensure a more cost-effective and strategic approach, focusing on targeted demolition, renovations, and new construction. By isolating deficiencies in the original 1964 classroom wings (FCI score of 0.84), the team was able to prioritize the highest-need areas while preserving functional and structurally sound spaces.

This rigorous investigative process ensured that NPSD had a comprehensive understanding of its facility challenges, laying the groundwork for a solution that is both feasible and fiscally responsible.

## **Solution**

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

The proposed solution for North Park PK-12 is a strategic combination of demolition, replacement, and renovation to address critical deficiencies while maximizing the use of existing facilities. The plan focuses on replacing the most deteriorated sections of the school while renovating and upgrading newer areas to meet modern safety, efficiency, and educational standards.

Scope Overview: 35,000 SF Addition + 47,000 SF Renovation + Demolition of worst parts of the original school

The original 1964 classroom wing, which includes classrooms, the music room, science labs, restrooms, mechanical rooms, and the main office suite-the part of the building that received the urgent FCI score of 0.84-will be demolished and replaced by an addition. Due to both logistical constraints and its failing structure, the 1997 library addition will also be removed. The addition will be built adjacent to the preserved spaces, serving as a two-story connector that integrates the existing and new areas efficiently.

The main gymnasium, locker rooms, cafeteria, kitchen, preschool classrooms, and the Vocational Agriculture shop building will be preserved and renovated, along with the associated adjacent support spaces. Additionally, renovations to the "old gym" (a separate auxiliary gym) will bring it up to ADA and building code requirements, and repairs will be made to the existing wrestling building, ensuring both facilities are safe and functional for students and the community. This grant request proposes restoring the freestanding Old Gym and Wrestling structures as a more cost-effective alternative to building the spaces new.

To minimize learning disruption, the original school will remain in operation while the addition is constructed adjacent to the preserved parts of the school building. Some temporary classrooms and/or administrative space may be needed for phasing. Once completed, the school will transition into the new structure, allowing for the abatement and demolition of the old classroom wing.

#### SECURITY UPGRADES

All exterior doors will be replaced, enhancing safety and access control.

A new PA system will be installed throughout the facility to ensure effective communication during emergencies. This will include a new PA System at the "Old Gym" connected with the main building PA.

The new layout will allow for clear separation between classroom wings and public event spaces for nighttime security.

The new school design will be primarily 1.5 to 2 stories, reducing unauthorized roof access.

Additional site lighting will be installed along the new drive and parking lot for improved visibility and safety.

The administration offices will be strategically positioned to enhance supervision of the school site.

#### LIFE SAFETY ENHANCEMENTS

The entire facility will be constructed of non-combustible materials and equipped with a fire sprinkler and fire alarm system to meet modern safety standards.

The renovated CTE shops will be brought up to building code and ADA compliance.

Fire-resistant separation areas will be created for gas cylinder storage and high-risk activities.

Fire and gas mitigation systems will be installed in welding and metal shop areas.

All electrical distribution equipment will be secured to prevent tampering and unauthorized access.

The "Old Gym" will receive a new class 3 standpipe and new fire department connection serving the stage.

At the "Old Gym" a required 3rd set of exterior exit doors will be added, along with an ADA accessible egress ramp to the public way

#### HAZARDOUS MATERIALS MITIGATION

Abatement of hazardous materials will be completed prior to demolition of the old structure.

If additional undiscovered asbestos or other hazardous materials are found in the preserved areas, they will be remediated as part of the renovation process.

#### SANITARY SEWER AND PLUMBING IMPROVEMENTS

New plumbing systems, distribution lines, fixtures, and equipment will be installed throughout the new and renovated areas, bringing all systems up to modern efficiency and compliance standards. Addressing lead contamination issues will be accomplished through combination of supply line replacement and a new water filtering system as required.

#### HVAC, VENTILATION AND INDOOR AIR QUALITY IMPROVEMENTS

New HVAC and electrical systems, distribution lines, fixtures, and equipment will be installed to serve both the new and renovated areas.

All mechanical and energy codes will be met or exceeded with the new systems.

The district will install high-efficiency systems that contribute to a High-Performance Certification program.

Outdoor air intakes and ventilation systems will be upgraded to improve indoor air quality and climate control.

#### ELECTRICAL SYSTEM IMPROVEMENTS

New electrical systems, distribution panels, fixtures, and equipment will be installed to replace outdated infrastructure and meet modern technology demands.

Electrical service will be modernized to provide safe, efficient, and reliable power for classrooms and common areas.

Replace electrical service, panels, wiring distribution, and devices at the "Old Gym" and Wrestling buildings.

#### ROOF AND BUILDING ENVELOPE IMPROVEMENTS

The failing roof of the classroom wing will be completely replaced as part of the new construction.

Remaining roofs will be replaced, with added insulation to meet current energy codes, improve thermal efficiency and correct drainage issues.

Replace exterior doors, windows and hardware at the "Old Gym" building.

Replace exterior doors, windows and hardware at the Wrestling building.

#### ADA IMPROVEMENTS

All new construction will be fully ADA-compliant, ensuring accessibility for all students, staff, and visitors.

Renovated structures, including restrooms and locker rooms, will be upgraded to meet ADA standards where feasible.

At the "Old Gym," provide an ADA lift to the stage, and replace spectator seating with new retractable bleachers including ADA compliant seating and access.

#### SITE WORK AND OUTDOOR SAFETY IMPROVEMENTS

The existing parking lot will be completely replaced, including new lighting for improved security. Replacing the driveways and parking will ensure that grading and drainage around the building can be corrected to direct water away from the structure.

The building perimeter and site grading will be corrected to eliminate drainage issues and prevent water pooling near entrances.

Site fencing will be replaced to improve security and perimeter control.

An additional grant is being pursued to relocate and replace the elementary school playground, which is currently over 500 feet from the main entry and lacks an appropriate fall surface.

This comprehensive renovation-addition will transform North Park PK-12 into a modern, safe, and efficient learning environment, resolving critical security, safety, and infrastructure deficiencies while preserving functional existing spaces. The project is designed to maximize resources, ensuring long-term sustainability and improved educational opportunities for students and the broader community.

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

The Master Facilities Planning Committee worked extensively to not only identify facility deficiencies but also to find possible solutions. In the fall of 2022, the Planning Committee conducted visioning exercises, developed Guiding Principles, and conducted several community engagement sessions with parents, students, and community members. Based on the facility findings and community input, the team developed five potential solutions, each with detailed cost estimates and feasibility considerations. These options included full school replacement, a combination of replacement and donation of existing buildings, two different addition/renovation projects, and a full renovation.

Initially, the Planning Committee determined a full school replacement was the best option for the community. Thus, in 2024, NPSD submitted a BEST grant application for a school replacement. After receiving feedback on last year's unsuccessful BEST grant application and accompanying bond measure, the Planning Committee reconvened to refine the project scope and enhance its feasibility. The revised proposal strategically preserves and reuses existing square footage in areas with fewer deficiencies, reducing the overall need for resources and funding. By isolating the deficiencies and FCI score of the original 1964 classroom wings, the team was able to pinpoint the areas of highest need, ensuring that the project focuses on the most critical infrastructure upgrades.

The design and planning process involved collaboration between Hord Coplan Macht Architects, Adolfson & Peterson Construction, and Dynamic Program Management, all of whom conducted in-depth site evaluations to confirm the necessity of the proposed replacement strategy. Several design options were explored, leading to the selection of a campus plan that maximizes existing resources while leaving space for future flexibility.

To further refine the proposal:

Site plans and floor plans were developed to produce accurate cost estimates for construction and soft costs.

A project schedule was created to account for escalating costs and procurement timelines.

The project was designed to comply with CDE Facility Construction Guidelines, all applicable building codes, and the State of Colorado's High-Performance Certification Program-with a likely path toward CO-CHPS certification.

A hazardous material abatement plan was developed by an environmental consultant with extensive experience in BEST grant school renovation and addition projects.

In addition, NPSD's Superintendent, reached out to various civic leaders to explain the proposed solution, answer their questions, and ask for letters of support. Attached to our application, you will find letters of support for this solution from the following:

State Senator Dylan Roberts & State Speaker of the House Julie McCluskie  
Jackson County Board of County Commissioners  
North Park Fire Rescue Chief Jeff Benson  
Jackson County Public Health  
Jackson County Star Editor Matt Shuler

This rigorous investigative and planning process has resulted in a data-driven, fiscally responsible solution that meets both facility priorities and community expectations, ensuring a safe, modern, and functional learning environment for students for years to come.

## **Urgency**

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

The North Park School facility is in dire condition, and time is running out. The proposed solution is the most cost-effective, long-term investment to ensure that NPSD students receive the safe, high-quality education they deserve. If this project is not funded now, the risk of catastrophic HVAC system failure will only increase-leaving our students, families, and community without an educational home. The roof above the classroom wing is currently failing in several areas, with the insulation exposed and water penetration visible below. This imminent failure of the roof would mean wetting the wood structure and impacting indoor air quality. Even a minor collapse would cause a disturbance of the asbestos above the school ceiling. A recent ADA audit has pinpointed numerous violations and requires the school to correct ADA deficiencies within two years.

As the only school in our district, North Park has no backup facility to relocate students if critical systems fail. The next closest school is over 60 miles away, making relocation or temporary solutions logistically and financially impossible. The majority of the school's infrastructure-heating, plumbing, electrical, and structural systems-are beyond their useful life, as confirmed by CDE's facility assessment and evaluations from engineers and architects. If these systems suddenly fail, our students and staff would be left without a safe or functional learning environment.

We saw firsthand the educational setbacks caused by remote learning in Spring 2020. Many North Park families do not have reliable internet access, making online instruction nearly impossible. Portable internet devices failed to work in areas without cell service, leaving students disconnected from their education. Additionally, 48.8% of NPSD students qualify for Free & Reduced Lunch, meaning school meals provide their primary source of daily nutrition. If the school is forced to close, these students will lose critical access to meals, academic support, and a stable learning environment.

NPSD is the only school that serves 1,600 square miles of remote, rural Jackson County, including Walden, Cowdrey, Coalmont, Rand, and Gould. Walden, the district headquarters, has only 606 residents-half of the county's total population (2020 Census). With a median household income of \$44,667 and 14.8% of residents living in poverty, this rural community does not have the financial capacity to fund emergency repairs, let alone a full facility replacement. Without BEST grant funding, students will be forced to learn in a rapidly failing school, with no viable alternative.

This project is not just necessary-it is urgent. Every year that funding is delayed, the risk of major infrastructure failure increases, pushing the district closer to a full-blown crisis. The window for preventive action is closing, and without immediate investment, the district will face escalating costs, declining safety, and the potential loss of an operational school altogether. This is our only opportunity to secure a safe, stable future for North Park students and their families.

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

Yes

No

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

### Future Plan for Maintenance of Proposed Project



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

NPSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. A new school will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the District over time, and hardware and software costs over time will be budgeted by the District.

Per CDE's recommendations, we will implement a facilities maintenance plan for the facility. This plan will provide documentation and direction on the facility maintenance strategy. We will develop short, medium- and long-term goals with the plan to clearly identify which maintenance actions need to be taken and within what timeframe. These items will be identified in four categories: emergency, routine, preventative and predictive. Our maintenance staff will be trained to understand the document and what actions need to be taken to keep it updated. We will work to develop a system for documenting work orders and measuring time to address the work orders against the goals within our plan. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time.

Our plan for budgeting for maintenance and capital projects will continue to reserve \$80,000 per year, or \$513/student from the general fund. The district plans to transfer a minimum of 3% of its General Fund annually, approximately \$500/student, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facility proposed.

### Adjacent Structures

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

Yes

No

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

### AHERA

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

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

Yes



No

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

Yes

No

### Future Use or Disposition of Existing Public School Facilities

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

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

N/A

III. Detailed Project Cost Summary

North Park R-1 (1410) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Renovation and Addition (1410-SG00002) - - New - Application Number (16)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

45.00 %

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

33

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

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

C. Project Cost	* \$	54,523,262.40
D. Applicant Match to this Project	\$	17,992,676.59
E. Requested BEST Grant Amount	\$	36,530,585.81
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	54,523,262.40

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

571


8.5 % \* **O. Escalation % identified in your project budget**

8.5 % \* **P. Construction Contingency % identified in your project budget**

9.5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

06/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/30/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The master planning team included Adolfsen & Peterson Construction, Inc. to provide hard cost estimating services for the duration of the master plan and BEST grant application.

A&P is a well-known school general contractor that regularly builds pk-12 schools throughout Colorado, including in remote locations like Walden. Much of the labor force will have to be brought into the community for the project, and these costs have been factored into the budget. A&P was able to arrive at a construction cost estimate by using historical data and reaching out to subcontractors for pricing input.

The master plan design and owner's representative team had time to review, comment and question the estimate prior to preparing the BEST grant application budget. An environmental consultant provided the budget for abatement activities.

Assuming a start of spring 2026, an appropriate construction escalation was included for the geographic location of Jackson County. While the rate of construction escalation has started to ease, the market is continuing to see a higher rate than pre-pandemic norms in mountain rural communities. The overall budget, including soft costs, was prepared by the

Owner's Representative, Dynamic Program Management. Owner contingency has been budgeted for a renovation project that will have 'known unknowns' for a building of this vintage.

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

Our plan for project management will have several facets. We plan to keep our executive committee structure including the superintendent, business manager, maintenance director, Board of Education representative(s) and school principal to help guide the day-to-day decisions on behalf of the district. This group will work with the project team to report to the Board of Education and community of project progress.

We will work with an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/ alternatives to matters that may arise. The Owner's Representative will facilitate competitive procurements and manage the various owner consultants.

The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of the project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

The school will consider the delivery methods of either Design-Build or a Construction Manager- General Contractor (CMGC) approach. A Design-Builder or CMGC will provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion.

There are several large CMGC firms located on the front range and southern Wyoming that have experience delivering BEST grant projects in rural, remote locations like ours. The District expects several of these firms will be interested in the project either as CMGC or Design-Builder.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

NPSD will adhere to the BEST Grant guidelines for an open and competitive procurement for the team members on this project. We know we will have to cast a large net outside of our geographic area to attract team members with the best fit skill set for our project.

We will work with our Regional Program Manager to first procure an Owner's Representative. Then we will work with our selected Owner's Representative to procure design and construction teams and any other project consultant or vendor required.

For each procurement, we will form a selection committee. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

**Other funding options**

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

The proposed renovation-addition will be funded in part by a voter-approved bond. We asked our community for our maximum bonding capacity in November of 2024 in anticipation of this grant application. The bond measure failed 57%-43%. Feedback after the vote noted that having the BEST grant in hand prior to asking the voters for the match dollars will be critical in moving an important percentage of the 'no' voters into the 'yes' column. When the 2024 BEST application was not funded for a full replacement school and demolition of our old elementary school, our team took the feedback to heart and moved in a direction to reduce the amount of BEST grant funding requested. As noted throughout the application, a renovation-addition approach has drastically reduced our BEST grant request amount which results in a closer balance between what BEST would fund and what our community would fund. The square footage has been reduced in addition to cost per SF. Last year our project totaled almost \$72M and was over \$800/SF. This year's revised project, by renovating portions of the school instead of building new, is approximately \$54.5M and about \$660/SF.

The 1949 elementary building is structurally failing due to severe water damage, hazardous materials, and infestations, posing significant health and safety risks. To remove this scope from the BEST grant budget, NPSD is working with Kansas State University to secure EPA funds for abatement, demolition, and site cleanup, eliminating the costs in the BEST Grant request. The redevelopment process has begun with a Feasibility Study conducted by Pioneer Development Company and Kansas State University. This 12-week study includes site visits, community outreach, construction cost estimates, fiscal analysis, and funding strategies for a conceptual redevelopment plan. Additionally, NPSD is working with the Colorado Department of Public Health and Environment (CDPHE) to schedule a regulated building materials survey and coordinating with the EPA for cost estimates related to hazardous materials mitigation and abatement at the old school.

A GOCO grant is being pursued to relocate and replace the elementary school playground, which is currently over 500 feet from the main entry and lacks an appropriate fall surface.

Beyond these efforts, a private donor is interested in supporting the Vocational Agricultural program by funding a potential livestock pavilion on-site, enhancing programming and instructional space to align with community priorities.

### **Current Utility Costs**

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

In 2021, total utility expenses for North Park School buildings and site amounted to approximately \$91,768 annually, with \$83,462 allocated to the main PK-12 building, \$5,848 to the Old Gym, and \$2,456 to the Wrestling building.

The PK-12 School addition-renovation project is expected to generate substantial utility savings by incorporating modern HVAC, plumbing, and electrical systems, along with an upgraded building envelope featuring improved insulation. While updated code compliance will require increased outside air intake, high-efficiency boilers, heat recovery systems, and other energy-efficient upgrades are projected to reduce overall utility costs by 20-30% or more. Replacing all lighting with LED fixtures and advanced controls could cut lighting costs by approximately 75%, according to U.S. Department of Energy estimates. Additionally, new plumbing fixtures with timers, motion sensors, and low-flow options will further conserve resources. As utility costs continue to rise, replacing North Park's aging building systems with efficient, modern equipment has become increasingly critical.



**District or BOCES Name:** North Park R-1

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

A waiver or reduction of the matching contribution for the BEST grant would significantly enhance educational opportunity and quality within our school district in Jackson County, Colorado, due to the unique challenges our remote and isolated location presents.

Our small, "frontier-like" town faces circumstances that urban and even many rural districts do not. These include:

- Limited Tax Base: Our sparse population and predominantly agricultural/tourism economy result in a significantly smaller tax base compared to more populated areas. This limits our ability to raise local funds, placing a disproportionate burden on our community to meet the matching requirement.
- Increased Construction Costs: Our remoteness leads to higher construction costs. Materials, skilled labor, and transportation expenses are all inflated due to distance and limited access. Meeting the full match would severely strain our budget, potentially forcing cuts in educational programs to fund construction.
- Economic Hardship: Many families in our district struggle financially. Raising local taxes to meet the match would place an additional burden on households already facing economic challenges. This could inadvertently limit educational opportunities for students from low-income families.
- Aging Infrastructure: Our 62-year-old school building is in dire need of repair. Delaying these essential upgrades due to an inability to meet the full match would perpetuate inadequate learning environments, hindering student achievement and well-being.

A reduction in the matching requirement would enable us to:

- Provide Equitable Facilities: Offer our students facilities comparable to those in less isolated districts, fostering a more equitable learning environment.
- Maximize Educational Resources: Allocate more funds towards educational programs, technology, and staffing, directly benefiting student learning.
- Reduce Financial Strain: Ease the burden on local taxpayers, allowing for greater investment in other essential community services.

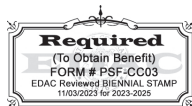
In conclusion, our remote location and limited resources create significant financial obstacles. A waiver or reduction in the contribution would be a vital investment in our students' future, enabling us to provide the quality education they deserve without compromising the financial stability of our community.

(3000 characters max)

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

The district's assessed value is largely reliant on the oil and gas industry, which continues to be volatile. North Park school district's assessed value is comprised of nearly 50% oil and gas and state assessed property (pipeline, transmission lines). Five years ago, oil and gas and state assessed properties accounted for 64% of total assessed value. A large decrease in these properties would result in a transfer of the significant property tax burden to the residential taxpayer. These large fluctuations in the value creates continued uncertainty among district taxpayers as to who or how much their tax bill will be from year to year. Any reduction in the match will help insulate the residential taxpayer from the swings in assessed value.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

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

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$694,270.57	8.93%	10% max
Median Household Income	\$41,809	0.98%	25% max
Free and Reduced Lunch %	CDE data suppressed for PII	21.35%	25% max
Bond Elections in the last 10 years	1	-2%	-2% per/max -10
Total Mills \$/Capita	1,624.28	5.169%	20% max
Remaining Bond Capacity	\$19,994,992	10.67%	20% max
	<b>Total CDE Minimum Match</b>	<b>45%</b>	<b>100%</b>

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

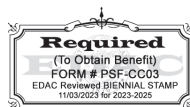
We are requesting a reduction in NPSD's match in addition to the statutory waiver. The statutory waiver reduces our match to 36.7%.

1. PPAV: our district covers vast amounts of land (1600 Square Miles), heavily reliant on the volatile oil/gas industry, with a very small population (approximately 1200 people). Therefore the PPAV being high is not a reflection on our community's wealth. Because of this, we are requesting a 2% reduction in the match percentage.
2. Free & Reduced Lunch: This weighted % is higher than we believe is accurate. F&R lunch % is 31.5% districtwide, but it is clear there is a lack of families filling it out primarily at the high school level. This is likely because most HS students do not eat breakfast or lunch at school so parents don't see the purpose of filling it out and the ones that do, get it free anyway with free lunch for all.

We are CEP qualified: The Community Eligibility Provision (CEP) is a non-pricing meal service option for schools and school districts in low-income areas. CEP allows the nation's highest poverty schools and districts to serve breakfast and lunch at no cost to all enrolled students without collecting household applications. Instead, schools that adopt CEP are reimbursed using a formula based on the percentage of students categorically eligible for free meals based on their participation in other specific means-tested programs, such as the Supplemental Nutrition Assistance Program (SNAP) and Temporary Assistance for Needy Families (TANF). Broken out by school, F&R is as follows: Elementary is 35.38%, Middle School is 40.63%, HS 23.26%. Because of this, we are requesting 1.7% reduction in the match percentage.

After the statutory waiver, we are requesting a match from NPSD of 33% for this project.

(3000 characters max)







3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

We are currently applying for a GOGO grant for the elementary play yard.

We plan to apply for a DOLA EIAF grant for our athletic field.

We have been successful in partnering with Kansas State University for grants for planning and renovation of our old Elementary school. This scope of work was in our BEST grant application last year and has been removed this year - reducing costs.

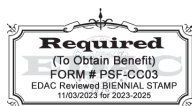
After an unsuccessful BEST grant application last year for a full replacement school (over \$71M), we reduced our project size, moved to a renovation/addition project and removed scope such as the transportation building and old elementary school. This reduced our total project cost to \$54.5M - a significant savings to the BEST grant request, even with this waiver application. Last year, our statutory waiver calculated a BEST contribution of \$52M. With this year's statutory waiver and this waiver, the requested BEST contribution is under \$37M.

(3000 characters max)

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

CDE Minimum Match percentage	45%
Match Percentage Requested	33%
Amount of requested reduction from CDE Minimum	12

Is a Statutory Limit Waiver also being submitted?  Y  N



Division of Capital Construction


District Statutory Limit Waiver for BEST Grant

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

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * C from grant application cost summary)	<u>\$24,535,468.08</u>
B. School District's certified FY2024/25 Assessed Value	<u>\$99,974,962</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$19,994,992</u>
D. Current outstanding bonded indebtedness:	<u>\$0</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$19,994,992</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<u>\$19,994,992</u>

School District: North Park School District  
Project: PK-12 Major Renovation and Addition  
Date: 2/8/2025

Signed by Superintendent:  2/8/25

Printed Name: Amy Ward

Signed by School Board Officer:  2/8/25

Printed Name: Graham Crews

Title: Board President

BOARD OF COUNTY COMMISSIONERS  
DAVID "TY" WATTENBERG COBY L CORKLE, Chairman RONALD F DRINKWINE  
COUNTY OF JACKSON  
WALDEN, COLORADO 80480

February 5<sup>th</sup>, 2025


It has been the stance of this board that the heart of our community lies within our local school. Many residents of Jackson County can flip through class pictures in the main hallway to identify generations of family members who have been fortunate enough to be educated in the North Park School District. While the facilities still house a very intimate learning atmosphere, they are clearly struggling to adhere to the requirements of today's world.

Declining population in our county throughout the 90s and 2000s, led the school district to consolidate from two main buildings down to one in the late 2000s. This transpired to a myriad of remodels and repurposing of several different spaces. While the school has adapted and maintained a high-level of education for our youth, there have clearly been struggles. Aging facilities undoubtedly have these problems, but the evolution of technology in the world has evidently expedited this aging process.


From a construction standpoint, the building was not designed with efficient raceways for new security, data, electrical, or communications to be spread throughout the building. The roof is failing due to its age and the harsh climate and UV damage that comes from living at 8,100 feet in elevation. There is not a fire suppression system in place, and it is likely that none of the classrooms or egress routes meet applicable time ratings for fire corridors. There are a multitude of entryways that can make securing the facility a nightmare. Beyond all of this, the mechanical, electrical, and plumbing elements of the building are patched and spliced to bring out their last few years.

Deficiencies, such as the ones listed above, have quietly disturbed our local emergency responders to wonder what they can do in the event of a fire or an active shooter. Jackson County is truly isolated. The next nearest law enforcement agency, fire department, or hospital that could provide aid is a minimum of 60 miles away. Fortunately, our community is tightly knit and our local CPW and Forest Service officers are also familiar with how to address security concerns. However, it is truly a traumatic experience, they likely wouldn't be enough either. While a new facility wouldn't solve all of these issues, it would absolutely help.

When we say the school is the heart of our community, what we really mean is that the children in the school are what truly matters. Small communities certainly have their quirks, but one place that all of our residents can find common ground is that the safety and education of our youth is paramount. Our board cannot truly express in words its support for our school to receive a BEST grant to help fund a new facility that can continue to be a part of our home in North Park.

  
Coby L. Corkle  
Chairman

  
Ronald F. Drinkwine

  
David H. Wattenberg



General Assembly  
State of Colorado  
Denver

January 30, 2025

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

RE: North Park School District's BEST Grant Application

Dear BEST Grant Application Committee:

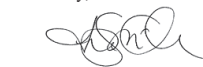
As Jackson County's State Senator and State Representative, we are writing in strong support of the North Park School District's application for funding through the BEST Grant program. North Park's extensive work and preparation to address aging student facilities illustrates the clear need for these improvements.


North Park School's site is over 60 years old. Updates have been made to address the most pressing concerns, but the facility has several issues that substantially impact the health of students and faculty alike, including loose wires, asbestos, leaks, and high heat loss. Repetitive issues, such as leaking roofs and the aforementioned heat problems, disrupt classrooms and students' ability to learn productively. More than 200 students and staff are persevering in these conditions but need immediate action to create a modern learning environment that can more comprehensively foster student success, innovation, and community use.

This year's application is focused specifically on replacing the most critical sections of the facility— the elementary, middle, and high school wings. We applaud North Park's commitment to pursuing these needed improvements, and their plan to target the areas with highest need with other planned remodels focusing on roofing, code compliance, and addressing ADA accessibility issues.

Walden is a close knit community in Jackson County, where school facilities are a vital community resource and asset. Improving the facilities is key to helping both current and future students succeed, and these investments will benefit generations to come. We respectfully request that you consider the urgent improvements needed to best support the students and faculty of North Park School District and award their grant request.

Sincerely,

  
Speaker Julie McCluskie  
House District 13

  
Senator Dylan Roberts  
Senate District 8

Jan. 31, 2025

To Whom It May Concern:

On behalf of the North Park School District (NPSD) located in Walden, Colo., Jackson County, Colo., I offer this letter of support to the NPSD in any and all efforts for their BEST (Building Excellent Schools Today) Grant application. The NPSD has been in existence since the 1960s when seven school districts in the county consolidated to one district within the Jackson County boundaries. This consolidation resulted in the building of a new high school over 60 years ago. This forethought and saving of money is a consistent consideration that the NPSD board of education has made for the school district and constituents. The district has kept up facilities and services for the community even though the district and county has difficulty with property tax collection since about 70 percent of all the land in Jackson County is not taxed as property. The U.S. Forest Service, Bureau of Land Management, Colorado State Land Board, U.S. Fish and Wildlife Service own land that is not taxed for the benefit of schools or other town and county uses.

This makes funding very difficult when considering paying teachers, maintaining buildings and building new facilities. The difficulties and raising costs of construction have always been considered by the NPSD board of education.

So much so that at the time of the construction of the original building the district chose not to build a gymnasium, swimming pool or art and concert venue. The cost at that time was just over \$10,000 to have those spaces for the community's benefit. The cost of those things today seems like a small amount. But at the time, the board did not have the money to spend.

The district has evolved over the years trying to update an old building to fill the needs of the modern student. Internet access was never considered with the old building. Neither were the demands of electrical outlets to fuel computers, copiers, printers, servers and all the things a modern school requires.

The existing building has been well maintained, but even well-maintained buildings wear out. The roof has begun to leak more and more. The sewer system under the school has become problematic. The grade of the site has also caused continuing maintenance issues. The weather in Jackson County does not help maintain a flat roofed structure like the existing building. During the time since the old school was built, Jackson County has lost two coal mines, a lumber mill, the rail in and out of the county, and was listed in Time Life as one of the top ten endangered communities in 1990. Declining enrollment has limited the amount the district has been able to save as revenues have declined. The district has remained solvent and has been able to keep enough cash reserves to be able to try to provide the best available education in the area. But the competition between surrounding districts, Steamboat Springs, Grand County and the State of Wyoming, make the pay scale and ability to compensate at a livable wage very difficult. The district has bought teacherages to house district employees because housing is so hard to find in Jackson County.

I support the BEST grant application for all of those reasons. Jackson County is a playground for the front range and our services are needed when those people are using our resources. We hope you see the value of having a school and a school building that is the epicenter of the community. That community and our school district is something this community stands behind.

Thanks for your consideration

Sincerely

Matt Shuler  
Editor  
The Jackson County Star

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

**Bayfield 10 Jt-R - MS Renovation and Addition - Bayfield MS - 1977**

<b>District:</b>	Bayfield 10 Jt-R
<b>School Name:</b>	Bayfield MS
<b>Address:</b>	615 East Oak Drive
<b>City:</b>	Bayfield
<b>Gross Area (SF):</b>	68,200
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$23,981,545
<b>Condition Budget:</b>	\$18,632,393
<b>Total FCI:</b>	0.78
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,029,927	\$3,603,867	1.19
Equipment and Furnishings	\$1,034,566	\$707,078	0.68
Exterior Enclosure	\$2,982,232	\$1,054,394	0.35
Fire Protection	\$698,503	\$595,673	0.85
HVAC System	\$5,019,583	\$5,551,585	1.11
Interior Construction and Conveyance	\$4,220,676	\$3,593,713	0.85
Plumbing System	\$1,352,634	\$1,364,809	1.01
Site	\$2,542,728	\$2,232,433	0.88
Structure	\$3,100,696	\$0	0.00
<b>Overall - Total</b>	<b>\$23,981,545</b>	<b>\$18,703,552</b>	<b>0.78</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bayfield MS Site	885,559	0.88	1977	\$2,542,728	\$2,232,433
Bayfield MS Main	62,500	0.77	1977	\$20,147,825	\$15,562,061
Bayfield MS Outdoor Recreation	5,700	0.65	1977	\$1,290,992	\$909,058
<b>Overall - Total</b>	<b>953,759</b>	<b>0.78</b>		<b>\$23,981,545</b>	<b>\$18,703,552</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Bayfield 10 Jt-R

**County:** La Plata

**Project Title:** MS Renovation and Addition

<b>Current Grant Request:</b>	\$20,220,690.19	<b>CDE Minimum Match %:</b>	62%
<b>Current Applicant Match:</b>	\$14,815,700.00	<b>Actual Match % Provided:</b>	42.28660521%
<b>Current Project Request:</b>	\$35,036,390.19	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$35,036,390.19	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$467.15	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$60.16	<b>Affected Pupils:</b>	279
<b>Hard Costs Per Sq Ft:</b>	\$406.99	<b>Cost Per Pupil:</b>	\$125,578
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	269
<b>Previous BEST Total \$:</b>	\$8,568,488.88		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1,179	<b>Bonded Debt Approved:</b>	\$28,700,000
<b>Assessed Valuation:</b>	\$459,964,900	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$196,059	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$34,925,000
<b>Median Household Income:</b>	\$94,767	<b>Total Bond Capacity:</b>	\$91,992,980
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	39.0%	<b>Bond Capacity Remaining:</b>	\$57,067,980
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$862.17		
Statewide Avg: \$1,368			

I. Facility Profile

Bayfield 10 Jt-R (1530) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Renovation and Addition (1530-SG00001) - - New - Application Number (39)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

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

#### \* Facility Name & Code

Bayfield Middle School - 1530-0636 ▼

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

N/A

\*

**Facility Condition**

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

The current facility was constructed as Bayfield High School in 1977. Two additions have been made since it was first built in 1988 and 2001. When Bayfield School District built a new high school campus in 1997, this facility became available for relocation of Bayfield Middle School. The current condition is less than adequate. One quote from a Workshop Team Member engaged in our 2024 Master Plan tour of the building commented "It looks a lot better from the outside." Efforts have been made to keep the facade looking clean and neat. Those efforts have also been made inside the building, but it has not had new furniture or finishes in the last twenty years. The additions have created illogical classroom layouts and unsafe foot and vehicular traffic situations. The proposed addition/remodel project seeks to improve multiple aspects of the site and the building to greatly improve the safety of the school and extend its useful life for many more years. The District recognizes that the proposed project would exceed the CDE recommended square footage for a middle school and would like the committee to understand that, while we could design a new building with a floor plan that meets those recommendations, renovation of the existing school is the route we are taking to spend less taxpayer money and use the existing facility to the end of its useful life. This proposed project adds square footage to help alleviate the inefficiencies that have been built over time and address the escalating health and safety concerns at Bayfield Middle School.

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

Since the facility was originally built in 1977, the district has constructed two additions. In 1988, while still functioning as Bayfield High School, the addition included more classroom space, administrative offices, and a library. In 1998, with the construction of the new, separate high school campus, this facility was



converted to a middle school. Following the conversion, an addition in 2001 consisted of specialized learning spaces and a breezeway to complete the circulation for students. In 2022, the district spent approximately \$650,000 to replace leaking sections of the roof on 35-40% of the Bayfield Middle School roof. Unfortunately, there were not enough funds to replace all of the necessary roof areas. Some remaining sections of roof that were not replaced are now also having leaks that will be addressed through the proposed addition/remodel project. The district has engaged a contractor to address individual leaks in the short term to reduce the amount of leakage into classrooms and cafeteria.

The school replaced a set of bleachers in the gym in 2022. Other smaller projects have been considered, but have been deferred in favor of a major remodel project proposal.

## G. Historical Capital Outlay Budgeting

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

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

The District budgets for ongoing capital maintenance costs on a yearly basis by attempting to comply with CDE's recommendation of allocating 1.5% of PPOR to our capital maintenance fund. The balance of that fund, as of this January, is just below \$1 million. The most recent, significant expenses incurred to that account include replacing a section of the BMS roof in 2022, and resurfacing the BHS track in 2024.

The District was awarded BEST Grant funding and had successful bond matching funds in 2016 to assist in the construction of a new school, Bayfield Intermediate School, and the remodel of an existing facility, Bayfield Primary School. Since that time, the District has budgeted the funds referenced above to assist in maintaining those two facilities. Our Master Planning process that was completed in December of 2024 has provided the district with an item by item scope of deferred maintenance items, their cost, and a timeframe to address each challenge. That document will be used in the creation of future budgets to determine if the 1.5% of PPOR is the correct amount for capital maintenance projects going forward. The current district practice is to save \$120,000 annually as savings to replace systems at the prior major projects funded by BEST.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Bayfield 10 Jt-R (1530) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Renovation and Addition (1530-SG00001) - - New - Application Number (39)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Bayfield School District intends to remodel and add to the footprint of Bayfield Middle School. BMS is the oldest of Bayfield's four functioning school buildings. It was originally constructed almost fifty years ago and has served bayfield as both a high school and a middle school. Our technical partners have assessed the building and determined that the structure is sound enough to function as a school for the foreseeable future. The district and community are in broad agreement that the facility is not adequate in its current state of repair and its current footprint. BSD is asking for use of the statutory waiver due to the fact that our banding capacity is not sufficient to address the level of repair and addition that we believe to be necessary to address the deficiencies adequately.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant.

Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Educational programming at Bayfield Middle Schools currently impacted by poorly functioning HVAC systems that have passed their assessed useful lifespan, a lack of safe and adequate gathering space for large groups of students, and a lack of adequate security in the breezeway section of the school. Details about these deficiencies will be included in the deficiencies section. BSD has engaged with two important partners in a comprehensive Master Planning process in 2024. Chamberlin Architects and Cuningham have done detailed assessments of our school sites and provided the district with prioritized lists of concerns at the building sites. Our partners at Chamberlin Architects helped the district determine that the current state of the facility at BMS was appropriate for a remodel and did not demand to be demolished. The district is excited to be able to extend the life of a facility that was originally built in 1977. We hope the committee recognizes that this project would be much costlier if it were a new school project. However, the existence of two past additions has exacerbated inefficient classroom setups and traffic flows and presents other health and safety concerns that will be addressed by this addition/remodel project. Two of the most pressing safety concerns are the existing breezeway and the existing main entry. Both are addressed in more detail below.

Below is a categorized summary of our priorities for BMS.

#### Secure and Welcoming Entry

The current main entry has several security concerns. The exterior main entry doors are very close to the parent drop off lane and there are no boulders, bollards, or other protection of the entry from an errant vehicle. The existing layout provides a lack of visibility and inefficient control for staff of the entry vestibule. There is very little space for any parent or visitor to stand in the current vestibule to check in. Once allowed through the interior doors, a person has full access to the building. There is currently no way to allow a visitor access only to the admin wing or offices without allowing full access to the rest of the building due to a lack of corridor compartmentalization.

#### Secure and efficient student traffic flow inside the building (Breezeway)

The 2001 addition created a breezeway designed to allow students outdoor access from the end of one hallway to another. The breezeway was covered with a cantilevered steel structure. The original structure is currently failing and some repairs were made, but no documentation is available, so it presents an imminent safety concern that the district must address. Additionally, security for schools was not the same in those days as it is today. It is entirely unsafe to leave those doors unlocked due to the access it allows for anyone to enter those doors in the rear of the building during school hours. Locking those doors causes students to travel longer distances between classes which affects how many minutes of instruction we can achieve at BMS.

#### HVAC System

Many elements of the HVAC system are beyond the end of their useful life, including the kitchen makeup air unit, hood, and exhaust fan that date back to the original 1977 construction, and the entire boiler plant, pneumatic controls, and air compressor from the 1988 addition. In addition, air handlers, baseboard heaters, and wood shop dust collection from the 2001 addition are at or beyond the end of their lifespan now.

The classrooms that face east in the current building often get into the high 80's and low 90's during the hottest times of the school year, and they are typically hotter than comfortable in the winter months. Other classrooms are hot in the warmest months, and air circulation is poor in all of our classroom spaces. Several classrooms do not have any mechanical ventilation and very limited operable windows. ASHRAE and other sources have documented the importance of indoor air quality for brain function. Improved thermal comfort and fresh air is critically needed at BMS to support learning. The hot conditions in the classrooms and limited operable windows lead to exterior doors being frequently propped open to create some airflow and tolerable

temperatures. The campus does not have a fully secured perimeter, so the propping of doors is a significant ongoing safety concern.

The gym's air handling system is currently functioning at a level that does not allow for its full use. One of the two makeup air units is no longer functioning, while the other is operating beyond its useful life. When the system is activated, it is so loud that even students standing next to the PE teacher cannot hear simple instructions. This results in the system being used very infrequently and hot and stuffy conditions in the gymnasium that are not conducive to learning or gathering.

Safe and efficient vehicular traffic flow for parents, students, and busses:

The current interaction of bus traffic and parent vehicular traffic presents many dangerous and challenging situations. On a daily basis up to 15 cars stack on the side of E. Oak Dr. as a result of the fact that not enough space is available in the parent drop off/pick up loop. School staff struggle to maintain adequate supervision of this situation and a viable operational alternative has not been found. E. Oak Dr. is an important town roadway and the traffic congestion blocks visibility of oncoming traffic for passenger cars and buses attempting to leave the BMS parking and bus loops. The safety concern is compounded by the close proximity to Bayfield Intermediate School across the road to the south because after school,, students cross E. Oak Dr. for various activities hosted at one school or the other, such as Boys & Girls Club, sports, clubs, or other extra-curricular events. The challenge is further exacerbated by the inadequate amount of onsite parking to accommodate after school games or gatherings with visitors and busses from other schools. Vehicles routinely park illegally along E. Oak Dr., constricting both the pedestrian sidewalk and the bike lane, impacting students' safe route from school.

Roof Problems

The roof over the oldest part of BMS (except for the gym itself) was assessed during master planning to be in only fair condition. This area was included as a Bid Alternate in more pressing roof replacement work completed in 2022, but without a BEST award the District could not afford to do all that was needed at that time. Originally installed in 1998, the membrane in this area is beyond the end of its expected life. Areas around equipment, especially above the kitchen, do not drain adequately and large ponds of water under condensers were observed (photo). For years, leaks above the kitchen and cafeteria have occasionally required buckets and trash cans to be placed in main thoroughfares to catch drips until patches can be made (photo).

In addition to other serious deficiencies established in the 2022 Roof Condition Audit (see attachment), Grimditch established that the existing roof system in this part of the building includes two layers of wood fiber board, which is not allowed in the Type II-B Construction Type (non-combustible) required to make the building code-compliant for total building area (IBC Section 506.2.1). Now, with additions to the building planned, to avoid making the existing building less compliant, re-roofing including removing the combustible wood fiber board so that the oldest part of the building really complies with Type II-B construction will be an important part of the life-safety improvements.

Lack of gathering space for school events:

Current floor plans and challenges with the gym have resulted in no safe and adequate place for the school population to gather for events. This affects the ability to host parents for celebrations and has caused BMS to move off-site for big events like 8th grade continuation. The current arrangement of classrooms does not allow for a meaningful clustering of grade level teams and does not support collaboration between staff members. Students travel from one end of the building to the other because the breezeway can't be used due to security reasons. The gym is so challenging acoustically, that using the public address system is not effective, nor is attempting to shout to be heard without the PA system. Attempts have been made to address the speakers in the space but they have so far been unsuccessful in fixing the problem. The gym floor is in a condition that is not safe for athletic events.

The current dining area is L-shaped and presents supervision challenges of line-of-sight for large groups and for lunches on a daily basis. Last winter, during the parent meeting for BMS girls basketball, several garbage cans collecting water from the roof leaks impacted the usability of the small space. The current model of food service forces students to wait in line while literally touching the wall on one side and the backs of student chairs on the other.

Outbuilding requires removal:

There is currently an outbuilding north of BMS that has been in place for over 30 years and used for various educational and athletic activities in the past. The building is in poor condition and cannot be accessed in an ADA-compliant manner. The school campus does not have a secured perimeter, so there is no way for staff or students to access the building in a safe and secure manner. The building is long past the end of its useful life needs to be removed from the site because it interferes with the location of proposed additions and it is currently unsafe for student use.

Accessibility

Throughout the school, bathrooms, coaches offices, water fountains, guardrails, and some doorways are not in compliance with current ADA requirements. The proposed renovation includes improving these conditions.

Electrical and Fire Alarm Systems - Critical components of the electrical system have not been maintained and replaced on the proper schedule. Building level electrical controls will be updated as part of the project. The public address system is outdated, hard to maintain, and currently does not function safely in all parts of the building. In addition, the fire alarm has exceeded its life expectancy and does not comply with current code requirements for voice evacuation.

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

Chamberlin Architects led a team of MEP and structural engineers in the assessment of Bayfield Middle School (BMS) as part of a broader assessment and district-wide master plan in 2024. The 2022 CDE Assessment was referenced, as well. The district was concerned that the magnitude of facility needs at BMS would require full or partial school replacement. Chamberlin worked with past and current district facilities staff to review and set priorities the assessment findings into Priority 1, 2, and 3 items. The ranking of items was reviewed with district leadership and key staff. Priority 1 items are deemed urgent/near term. Although there are significant systems and components that require replacement and some select structural concerns to address, ultimately the existing facility was deemed a candidate for renovation with some small additions to remedy key deficiencies. The deficiencies were also anecdotally verified with staff, students and community members through the master plan workshop process, where the community identified the issues at BMS as the greatest area of need in the district.

## Solution

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

BSD leadership and school board believe that the district's efforts to address critical health and safety concerns at Bayfield Middle School are best addressed as a part of a larger addition and remodel project. The amount of time, effort, and money that will be required to address our concerns in isolation are of such magnitude that the belief is that the district should attempt to address those concerns as part of a larger project that will increase health, safety, efficiency, and educational adequacy for decades to come.

New vs. Remodel

Through the comprehensive Master Planning process that has occurred over many months during 2024, the district has come to the conclusion that the

Bayfield Middle School structure is suitable for a remodel and does not require demolition. Prior to the detailed assessments done by structural, mechanical, and civil engineers in partnership with the assessment team from Chamberlin and Cuningham, district leadership was unsure that this would be the case. We considered it very good news that the building can be safely used for many years to come. However, district leadership and the community, as clearly identified through the stakeholder engagement portions of our three Master Planning Workshop Team Meetings, are of the opinion that the building, in its current state, is not safe, secure, and adequate enough to serve Bayfield's 6th through 8th graders without a significant investment in upgrading critical portions of the building.

Guided by stakeholder input and illustrated in the diagrams included with the grant application, the proposed solution includes the following modifications to the existing 62,500 sf facility:

Additions ~ 12,500sf:

New Main Entry Vestibule ~ 400sf

Classrooms ~ 3,720sf

Dining Commons/Pre-Function/Circulation/Restroom ~ 7,480sf

Flex Infill ~ 900sf

Major Renovation ~ 30,000sf

Includes HVAC replacement, reconfiguration as needed to create learning communities, as well as paint, flooring, ceilings, lighting retrofit, minor repairs

Light Renovation ~ 31,860sf

Includes only paint, flooring, ceilings, lighting retrofit, minor repairs

We are pleased to approach the BEST Grant Board with a remodel proposal as opposed to a new school build. We recognize how much more money would be at stake in a new school project, and we can only bring our bonding capacity to the table, which allows very little flexibility for the district to make any improvements to BMS until the year 2032 when additional bonding capacity will be available.

Secure and Welcoming Entry

To address the security concerns at the school's main entry, several improvements and changes can be made to ensure a safer, more controlled environment for students, staff, and visitors including the following:

Exterior Security Enhancements

The proximity of the exterior main entry doors to the parent drop-off lane poses a significant risk. To mitigate this, physical barriers such as bollards or boulders can be strategically placed along the entryway to protect the building from errant vehicles. These barriers should be designed to prevent a vehicle from reaching the building while maintaining an aesthetically pleasing environment. A curb bump-out or raised platform could further distance the entry doors from the drop-off lane, increasing the safety buffer between vehicles and pedestrians.

Additionally, installing bollard lighting or reflective markings can further enhance the visibility of these protective barriers, especially during low-light conditions such as early mornings or evenings.

Vestibule Redesign for Controlled Entry

The current layout of the vestibule creates inadequate space for visitors and poor visibility for staff. To improve this, the vestibule should be expanded to create a more welcoming and functional waiting area for visitors. This redesign should ensure that there is adequate room for parents or visitors to stand comfortably while they check in.

The vestibule should also be outfitted with clear lines of sight for security staff to monitor all individuals entering the building. This can be accomplished by adding security windows or surveillance cameras that allow staff to maintain visual control of the space. Additionally, the introduction of access control



systems, such as electronic doors that can only be opened from the inside, will prevent unauthorized access to the building after visitors have entered.

#### Introduction of Secure Entry Systems

To address the lack of compartmentalization in the school, the entry system should be upgraded to restrict visitors' access to only the administrative wing or specific areas without granting access to the entire building. This could be achieved by creating an inner security door that can only be unlocked by staff, allowing for careful screening of visitors before granting access to the rest of the school.

An ideal solution is the installation of badge-controlled doors that provide access only to certain areas of the building. This system would require visitors to be pre-verified or checked in at the front desk, after which they can be issued a temporary badge with access limited to the admin area. This approach ensures that non-authorized individuals cannot wander freely throughout the school and enhances overall security.

#### Improving Signage and Visitor Management

To guide visitors more effectively, clear signage indicating the check-in process and restricted access areas should be placed at the entrance and throughout the vestibule. Additionally, a visitor management system that tracks who enters the building and when they arrive should be implemented. This system could involve electronic check-ins, where visitors provide identification and receive badges that specify which areas they are permitted to enter.

#### Secure and efficient student traffic flow inside the building (Breezeway)

To address the safety and security deficiencies posed by the breezeway canopy and its current state of disrepair, a comprehensive solution is needed that not only ensures structural integrity but also enhances the security of the building and maintains student flow with minimal disruption to their daily schedule.

Secure Courtyard - To address our safety and security concerns with our current breezeway, we have designed the multi-use commons to bridge the gap between the two interior hallways. This will allow a logical, safe, and secure flow of students and staff traffic to and from all parts of the building. It creates a courtyard space that is secure from any access outside of the school building. This also increases security because each of the classrooms that currently faces the courtyard has an exterior door that presents an access point to an intruder. We believe the addition of the secure entryway and the commons to be the two most critical security improvements to this building.

Learning Communities - The modest addition of 3,720 sf to the northeast corner of the building, along with select areas of renovation, enables the creation of equitable learning communities for 6th, 7th, and 8th grades. During the master plan workshops, community members made clear their priority for the school to build with flexibility in mind. The creation of smaller common spaces for each grade level will keep student foot traffic to a minimum when switching classes. They will also provide gathering spaces that can be used by multiple classrooms, or a whole grade level for small events with students and parents. The district has found that classroom setups clustered around common space also facilitate staff collaboration and lead to better learning outcomes for students. In order to achieve these increases in safety, it is necessary to add 4 classrooms that will make up the 8th grade cluster. Existing rooms will be remodeled to accommodate the larger 8th grade science room and the new 7th grade common area.

The existing library will be converted to admin offices that are adequate for current staffing and provide additional safety in the form of acoustic privacy between offices. The current administrative offices become the Media Center. This trade of space allows the administrative offices to be proximal to the new, and more secure, entryway and the student body. It provides offices for counseling staff who are currently housed in spaces meant for staff lounges, or other flexible use. The new library, or Media Center, will provide another flexible use space that will be sufficient for many different types of academic and public events. With a small 900sf addition to fill in a difficult-to-supervise outdoor space and the renovation of adjacent spaces in the current floor plan, the Media Center will be flexible in size via sliding doors or garage doors to be made larger and smaller according to the activities. This meets another important need for space supportive of staff development outside of student contact hours.

#### Safe and efficient vehicular traffic flow for parents, students, and busses:

By implementing the solutions described below, the school can significantly improve the safety and efficiency of traffic flow, reduce congestion, and provide

a safer environment for students and staff. Expanding the parent drop-off/pick-up loop, improving parking, installing better pedestrian infrastructure, and addressing illegal parking and traffic enforcement will not only reduce risks but also enhance the overall experience for both school staff and visitors.

#### Redesign the Parent Drop-off / Pick-up Loop

The current parent drop-off and pick-up loop is clearly too small to accommodate the volume of cars, with up to 15 cars regularly stacking along E. Oak Dr. This creates traffic congestion and blocks visibility, which is dangerous for both students and drivers. To alleviate these issues, the school should expand or reconfigure the drop-off/pick-up loop to allow for more vehicles to safely wait and drop off or pick up students.

A dual-lane system could be implemented within the loop, allowing cars to drop off students on both sides of the lane. This would reduce the number of cars waiting on the street and help keep traffic moving more smoothly. Implement a designated bus lane that is separate from parent vehicles to prevent congestion when buses are attempting to leave. Ensuring that buses can safely exit the parking lot without having to navigate through parent vehicles.

#### Expand Onsite Parking

The school should expand its parking facilities by repurposing available land on school grounds. Nearby public or empty spaces could be designated for overflow parking for events.

#### Safety & Security for Students Crossing E. Oak Dr.

#### Long-Term Traffic & Infrastructure Planning

Work with local government and the town's transportation department to plan and implement any necessary infrastructure improvements, such as road widening, the addition of turning lanes, or improvements to signalization.

#### HVAC System

Upgrading and replacing the outdated HVAC systems in the middle school is critical for ensuring a comfortable and safe learning environment. By improving air quality, controlling temperature, enhancing security, and replacing worn-out systems, the school can foster a more productive educational atmosphere. The proposed solutions will not only address thermal comfort and ventilation issues but will also help extend the life of the building's infrastructure, reduce energy costs, and improve the overall health and safety of the school community.

#### Upgrade Classroom HVAC Systems

Replace old and/or ineffective HVAC systems in classrooms with modern, energy-efficient HVAC units that are capable of both heating and cooling.

Address security concerns related to propped doors.

Upgrade Gymnasium HVAC system and implement sound-dampening materials ensuring efficient use of the gymnasium as a learning space.

Replace outdated HVAC equipment and Components related to boiler plant, air handlers, and kitchen air makeup unit.

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

Bayfield School District has taken a thoughtful approach to evaluating the needs of Bayfield Middle School and planning to address them. The district selected the Chamberlin / Cuningham team for their combination of past experience together, with the district, on the BMS campus, and with similar successful projects in Colorado. In addition to the multi-disciplinary assessment process described previously in part E., the Chamberlin/Cuningham team worked with a steering committee consisting of district staff, school board, and community members to plan and execute a series of three master planning workshops with the broader Bayfield community. Over 30 stakeholders including students, parents, community partners, neighbors, and staff participated in each of the three workshops. Participants were presented with existing facility assessment information, established a shared vision for how facilities support education in Bayfield, identified strengths and areas for improvement, explored district-wide scenarios, became informed about the district's financial position, provided conceptual design input on potential design concepts, and ultimately evaluated time and budget to set master plan priorities for the next

5-10 years. Ultimately, there was common ground amongst the community that the needs of Bayfield Middle School were the most significant.

Once the district decided to pursue a BEST Grant for BMS, the master plan team held several meetings with district leadership, staff, the BMS principal, and members of the steering committee to further refine the proposed BMS renovation and addition scope. Given the district's bonding capacity limitations and BEST Grant matching funds requirements, the proposed scope now represents what the master plan team arrived at as an efficient and effective use of funds, given the significantly deficient state of existing building systems and the physical constraints of the building and site after years of partial improvements. Care was taken to limit the footprint of the proposed additions and parking lot improvements to mitigate the extent of sitework for this project, preserving the opportunity to pursue other funding for scope like burying the ditch or improving play facilities. FCI Constructors leveraged their knowledge of working with the district and in the BMS building to aid the scope refinement, constructability considerations, timeline discussions, and lead the cost estimating efforts. Cunningham and ME&E led the evaluation of potential new mechanical system options, taking into account the significant needs for thermal comfort and indoor air quality, the existing building limitations, the state's High Performance Certifications Program requirements, and the recently enacted Building Perform

### Urgency

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

Many of the components addressed in this proposal have already passed their replacement schedules and some have failed already and demand immediate action. The district believes that addressing these items as part of a much needed addition and remodel is the most appropriate way to maximize the use of funds that will need to be approved by our local voters and the BEST Grant board.

We have spent local budgeted funds in recent years to address parts of the need at BMS such as the \$650,000 roof project done in 2022. The assessment of other portions of the roof are urgent and the quality of the adhesion is in question which leaves the roof vulnerable to high-wind events.

Bayfield Middle School is the oldest building (in use as a school) in the district and fails to provide the experience our students get in the other 3 facilities. Our newest building is the intermediate school which means that our young adolescents transition from our nicest, newest school, to our oldest most challenged facility, at one of their most challenging developmental milestones. It has an unavoidable effect on the climate and culture of the school. An addition and remodel will make the school much more welcoming and modern, in addition to the numerous ways it will be safer, healthier, and more secure. These improvements will align much better with the experience we strive to provide for our students in Bayfield.

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

Yes

No

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

## Future Plan for Maintenance of Proposed Project

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

BSD will continue the recommended budgeting of a minimum of 1.5% of PPOR to capital maintenance budget line items. The 2024 Master Plan will be used in making future budget decisions regarding deferred maintenance at all school facilities.

The school district has regular maintenance schedules that include yearly safety and adequacy site walks by the maintenance department. School staff perform daily safety checks of the perimeter and interior of each facility on each school day. Maintenance concerns can be reported as a result of these processes. The maintenance department maintains detailed records of critical infrastructure and equipment so that they can follow manufacturer's recommendations for maintenance and replacement of items like boilers, rooftop heating units, kitchen equipment, and other critical equipment.

### Ongoing Maintenance & Monitoring

Implement regular inspections of all HVAC systems to ensure they are operating efficiently and to prevent any system failures or health hazards related to air quality.

Implement smart thermostats, automated temperature controls, and air quality sensors to monitor and adjust ventilation systems in real time. This will enhance both energy efficiency and comfort.

Ensure that facility / staff receive proper training on the new systems to ensure they are well-maintained and troubleshooting issues is swift and effective.

After repairs and updates are completed, establish a preventative maintenance schedule to regularly check and maintain the electrical system. This should include routine inspections of electrical panels, wiring, and key components, as well as testing backup power systems and emergency lighting.

### Warranties

A typical overall warranty from the General Contractor is 1 year. In 2017 when BIS was bid, FCI offered a very competitive price to extend that to a 2-year warranty and BSD deemed that affordable and a good value. While there are no current plans to ask for an extended overall warranty at BMS, BSD will seek similar opportunities with contractors on this project. A list of typical warranties that will apply to the MS Renovation and Addition project: Roof system: 20-30 years, Roof top HVAC units: 5-10 years, Boilers: 5-10 years, Electrical switchgear: 5-10 years, Carpet: 10 years, LVT: 20-25 years.

## Adjacent Structures

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

Yes

No

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

project.)

An outbuilding used for storage and light community use needs to be removed to provide space for the multi-use commons addition and adequate fire and emergency access. This is discussed in more detail in the Deficiencies section.

## AHERA

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

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

Yes

No

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

Yes

No

## Future Use or Disposition of Existing Public School Facilities

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

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

N/A

III. Detailed Project Cost Summary

**Bayfield 10 Jt-R (1530) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Renovation and Addition (1530-SG00001) - - New - Application Number (39)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

62.00 %

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

42.28660521

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

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

C. Project Cost	* \$	35,036,390.19
D. Applicant Match to this Project	\$	14,815,700.00
E. Requested BEST Grant Amount	\$	20,220,690.19
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	35,036,390.19

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

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

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

269


7 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

3 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

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

06/02/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/30/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

During the district-wide master plan process, Bayfield School District engaged FCI Constructors, Inc. as a part of the Chamberlin Architects / Cuningham team. FCI has past experience constructing improvements in the district and specifically at the middle school. Once the district determined to pursue a BEST Grant to address the significant needs at Bayfield Middle School, FCI was included in an add alternate scope to provide a cost estimate to support the BEST Grant pursuit. The district learned it could be beneficial to have two cost estimates to provide a more holistic picture of the project cost, so Axias was hired to provide a parallel cost estimate. The Chamberlin Architects / Cuningham team provided information about the existing conditions, facility assessment data, and the proposed scope to both FCI and Axias. ME&E was involved in the facility assessment and described proposed mechanical and electrical systems descriptions to aid the cost estimating process. The team reviewed each estimate and made final refinements in preparation for BEST Grant submission.

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

Bayfield School District brings past experience and success with BEST Grant projects. With a successful grant award for BMS, the district plans to issue a competitive Request for Qualifications/Proposal for an Owner's Representative to aid the management of the project from design through construction completion.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds**



**relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Bayfield School District follows its local competitive procurement policies that comply with CDE and BEST procurement guidelines. If awarded, the district will begin seeking competitive bids for owner's representative firms to assist with the critical elements of beginning the project immediately following the results of the November 2025 bond election. The district will use a detailed Request for Qualifications for each applicable aspect in the scope of the project. Bayfield School District will distribute RFQ materials to potential bidders and post them in relevant publications. A selection committee will then perform interviews, score applicants using predetermined criteria, and make its final selection. All firms receive communications regarding final selection and contract negotiations begin with the successful firm. The district works closely with the CDE regional program manager at all stages of the process to ensure compliance with CDE guidelines and all applicable state and local laws.

**Other funding options**

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

Bayfield School District has many active community partnerships, such as youth wrestling, football, and baseball, the Boys & Girls Club, as well as with local law enforcement and fire agencies. Efforts are ongoing specifically with the Boys & Girls Club to seek potential funding available to them that could enhance facilities shared with BSD. In the past, Bayfield School District has been successful in securing other supportive funding, such as GOCO grants for play areas. The scope of improvements for the BEST Grant has been focused on those with the greatest impact on teaching and learning, but additional areas of need for improvement at the school include addressing the drainage, irrigation, and athletic surface issues at the football field and track. BSD is in communications with the local ditch company and researching grants through Colorado Water Conservation District to identify grants to fund burying the portion of the Los Pinos Ditch that runs through the school site. Once the ditch can be buried, BSD could confidently invest in football field and track repairs. The Water Supply Reserve Fund grant is our best possible source for this funding at this time.

**Current Utility Costs**

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

The project is not designed for the purpose of saving money on utility costs. We are adding square footage, so we anticipate that our overall utility costs could increase. However, the extensive updates to air handling, heating, cooling, and electrical systems should add efficiency to our building-wide systems and make our classrooms suitable for learning throughout the school year. The district is prepared to absorb the possible increase in heating and cooling costs that could result from the additional square footage from this addition/remodel project.



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* C from grant application cost summary) \$22,107,115
B. School District's certified FY2024/25 Assessed Value \$231,153,500
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%): \$\$46,230,700
D. Current outstanding bonded indebtedness: \$31,415,000
E. Total available bonded indebtedness (Line C-D). \$14,815,700
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered) \$14,815,700

School District: Bayfield 10 JT-R
Project: Bayfield Middle School Addition / Remodel
Date: 2.10.25

Signed by Superintendent: [Signature]

Printed Name: Leon Hanhardt

Signed by School Board Officer: [Signature]

Printed Name: Rebecca Parnell

Title: School Board President

CDE - Capital Construction Assistance

**• Campuses Impacted by this Grant Application •**

**Axis International Academy - PK-6 School Replacement - AXIS International Academy - 1981**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Axis International Academy
<b>Address:</b>	2700 South Lemay Avenue
<b>City:</b>	Fort Collins
<b>Gross Area (SF):</b>	53,210
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$20,096,400
<b>Condition Budget:</b>	\$14,445,382
<b>Total FCI:</b>	0.72
<b>Adequacy Index:</b>	0.41



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,784,830	\$2,154,777	1.21
Equipment and Furnishings	\$386,698	\$463,614	1.20
Exterior Enclosure	\$1,952,998	\$1,272,346	0.65
Fire Protection	\$684,716	\$855,328	1.25
HVAC System	\$3,749,928	\$4,684,038	1.25
Interior Construction and Conveyance	\$3,812,267	\$2,571,183	0.67
Plumbing System	\$1,145,824	\$884,100	0.77
Site	\$4,033,888	\$1,519,999	0.38
Structure	\$2,545,250	\$40,000	0.02
<b>Overall - Total</b>	<b>\$20,096,400</b>	<b>\$14,445,385</b>	<b>0.72</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Axis International Academy Main	53,210	0.80	1981	\$16,062,512	\$12,925,386
Axis International Academy Site	539,273	0.38	1981	\$4,033,888	\$1,519,999
<b>Overall - Total</b>	<b>592,483</b>	<b>0.72</b>		<b>\$20,096,400</b>	<b>\$14,445,385</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Axis International Academy

**County:** Larimer

**Project Title:** PK-6 School Replacement

<b>Current Grant Request:</b>	\$17,355,036.24	<b>CDE Minimum Match %:</b>	17%
<b>Current Applicant Match:</b>	\$5,785,012.08	<b>Actual Match % Provided:</b>	25%
<b>Current Project Request:</b>	\$23,140,048.32	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$23,140,048.32	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$532.20	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$284.24	<b>Affected Pupils:</b>	298
<b>Hard Costs Per Sq Ft:</b>	\$247.96	<b>Cost Per Pupil:</b>	\$77,651
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	146
<b>Previous BEST Total \$:</b>	\$0.00		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25%	<b>FY24-25 CSCC Allocation:</b>	\$80,417.24
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Funding Attempts:</b>	4	<b>Free Reduced Lunch %</b>	36.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Axis International Academy (8001-0493-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-6 School Replacement (8001-0493-C-SG00001) - - New - Application Number (14)**

## I. Facility Profile

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

### \* A. Facility Info

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

#### \* Facility Name & Code

Axis International Academy - 8001-0493-C ▼

Other, not listed

### \* B. Facility Type

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

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

\*

### Facility Ownership

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

**C. Who is the facility owned by?**

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

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

AXIS International Academy is authorized by the Charter School Institute. If the school relocates or ceases to exist, facility ownership and any associated debt obligations will be handled in accordance with the terms outlined in the approved Building Corporation documents. Per the bylaws of the AXIS Building Corporation, in such an event, the Authorizer may substitute itself for the Charter School and thereafter exercise all rights and privileges and assume all obligations of the Charter School.

\*

**Facility Condition**

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

AXIS International Academy was founded by a dedicated group of community families committed to establishing a high-quality dual language immersion school in Northern Colorado.

In Fall 2019, AXIS opened its doors in west Fort Collins, leasing space from another local charter school. However, just two and half years after its founding, the property owner announced plans to sell in spring 2022, making the space unavailable for the school. Facing this challenge decisively, the AXIS community and board acted swiftly. Within weeks, they identified a suitable location and negotiated a lease to occupy a portion of the current site, ensuring a smooth transition.

In July 2022, AXIS successfully moved to its current site in central Fort Collins. While the building provided an immediate solution, it has proven inadequate as a long-term home for the school. The current building, which is shared with a church, was constructed in 1981 and last renovated in 1993. While the facility was originally designed for educational purposes, it has not been adequately maintained to meet modern safety, security, and operational standards with many core building systems still in their original 1981 condition. Upon moving in, AXIS identified significant safety and security deficiencies throughout the

building's infrastructure. Despite being a tenant, AXIS has invested substantial capital funds to address the most pressing compliance issues. Nevertheless, the building still falls short of being a safe and secure learning environment. Currently, the facility houses 298 preschool and elementary students across three floors, utilizing every available classroom space.

The challenges persisted when the church, the building's owner, announced plans to sell the property in 2024. This unexpected decision left AXIS at a crossroads again-either to continue leasing the aging facility for as long as we're able or to secure a permanent home. While AXIS initially explored negotiations with the church to purchase the current building, this option quickly proved unfeasible when the Facility Assessment revealed \$21 million in replacement costs for critical systems, in addition to an already high sale price. The Facility Condition Index (FCI) of 0.79 confirms that much of the facility requires extensive repairs or replacement. Having already endured a sudden relocation, AXIS's board and community have evaluated multiple long-term solutions, recognizing that a permanent, purpose-built facility is imperative to fulfilling the school's mission.

This grant application seeks funding to support the replacement of our current facility, which suffers from significant safety and security deficiencies and may no longer be available to AXIS as early as June 2026. The requested funding will be used for the acquisition and renovation of the new building.

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

Over the past two years, AXIS has invested approximately \$500K in essential capital improvements to address some critical safety deficiencies.

The most pressing issue, identified in 2022, was the inability to properly secure interior and exterior doors. To mitigate this, AXIS replaced all locks and upgraded major access doors to meet current safety standards. Additionally, 15 security cameras were installed throughout the building to enhance surveillance and monitor most entry points and common areas. Approximately \$75K has been invested to mitigate this immediate need.

Another urgent issue was the lack of hot water and accessible clean drinking water throughout the building. To resolve this, AXIS has invested approximately \$13K and replaced all five drinking fountains in the summer of 2023 to ensure students had access to safe, clean water-an essential resource that was unavailable at the time of occupancy. With the same basic requirement needed for preschool, we've also had to invest over \$200K to renovate several office spaces to relocate existing classrooms so our youngest students can have access to water for bathroom and handwashing. While this addressed the immediate need, the absence of hot water continues to hinder basic operational and hygiene standards, creating ongoing daily challenges for staff and students.

The outdoor space also posed significant safety concerns, with the Colorado Department of Early Childhood (CDEC) licensing department frequently citing violations for inadequate ground coverage in play areas. In the summer of 2022, AXIS installed a safety-compliant fence around preschool playground to meet the basic safety code. In the summer of 2024, AXIS made urgent repairs to the existing surface and installed new ground covering to meet the minimum safety standards required for operations. The investment to the outdoor space totals \$100K. Despite these efforts, 2nd -6th grade students still lack access to a secure outdoor play area and continue to use an unfenced field during recess, which exposes them to ongoing safety risks.

AXIS has consistently been proactive in seeking grants to fund critical capital projects necessary for building safety. In 2024, we successfully secured a \$404K grant to renovate the small vestibule area and better manage building access-a project that would have made a meaningful difference in creating a safer environment. Unfortunately, this much-needed project had to be deferred due to the sale of the building.



Despite significant investment in the existing facility, the building remains far from meeting the basic safety standards. The mounting maintenance demands of this aging building continually strain our resources, making it impossible to allocate sufficient capital funds without compromising our high-performing programs. This only reinforces how vital it is for us to find a permanent home-one that can provide a secure environment for our students, who deserve nothing less.

## G. Historical Capital Outlay Budgeting

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

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

The school budget has been overseen through a collaborative effort between the AXIS Board of Directors and the Finance Committee. Established in AXIS's first year, the Finance Committee expanded in 2023 to include community experts to address the need for strategic planning toward a permanent home. Since then, it has played a pivotal role in shaping and guiding our financial decisions.

Now in our sixth year of school operation, we have consistently maintained a cautious approach to budgeting and proactively pursued additional revenue from external sources to meet our capital construction needs. Since relocation, AXIS has budgeted approximately 2-5 % of PPR annually for routine maintenance, safety upgrades, and long-term facility planning. In response to the high demands of our current facility, AXIS has actively engaged with multiple entities and community foundations to secure necessary grant funding for critical safety improvements. The summary below outlines the past four years of capital construction budgets and expenses, with FY21 and FY22 reflecting the old West Fort Collins location and FY23 and FY24 representing the current facility:

FY20-21: Budgeted \$10,000 | Expended \$10,863

FY21-22: Budgeted \$6,000 | Expended \$5,500

FY22-23: Budgeted \$63,418 | Expended \$155,759

FY23-24: Budgeted \$200,000 | Expended \$386,385

In addition to setting aside funds, AXIS has been persistent in negotiating lease terms to secure favorable rates, allowing us to allocate additional savings for future capital projects and build the reserve funds needed to qualify for favorable financing terms.

These efforts align with our long-term facility goals. Through careful planning, strategic budgeting, proactive outreach, and effective grant management, we



are confidently positioned to contribute 25% in matching funds for our new facility project, which significantly exceeds AXIS's minimum required 17%. This progress brings us closer to achieving our vision for a permanent home and marks a significant milestone in fulfilling our mission to serve our students and community.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

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

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Axis International Academy (8001-0493-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-6 School Replacement (8001-0493-C-SG00001) - - New - Application Number (14)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

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

Career and Technical Education

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

Supplemental Request to previously approved grant

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

Other: Please explain.

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

Yes

No

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

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

In the heart of Northern Colorado, AXIS stands as a beacon of educational innovation and cultural diversity. As the region's only dual language immersion school offering Spanish, Mandarin, and French programs within a 50-mile radius, we serve a diverse community of learners from preschool through 6th grade. Over the years, AXIS has been a home for many disadvantaged families, with more than 35% of our students qualifying for free and reduced lunch and over 16% being English language learners—both far exceeding our geographic district averages. Our halls echo with conversations in multiple languages, as families travel from as far as Greeley, Berthoud, and the Wyoming border to access our unique educational opportunities.

Despite operating in a challenging facility, our dedication to excellence has never wavered. Our students have consistently outperformed local district averages. For two consecutive years, AXIS has been honored with the Performance with Distinction award from the Colorado Charter School Institute, recognizing our academic success, organizational strength, financial stability, and commitment to compliance. In 2023, AXIS also received the Governor's Distinguished Improvement Award, a testament to the hard work of our students and staff. In January 2024, CSI awarded AXIS a five-year charter renewal, further affirming our strong organizational and academic performance. These accomplishments reflect the incredible efforts of our community and underscore why they deserve a safe, stable facility to continue building on this success.

Currently, AXIS operates in an aging facility that was built in 1981. The facility's outdated security systems, failing HVAC and plumbing infrastructure, leaking roof, and unreliable emergency communication systems create ongoing operational challenges and safety risks for our students and staff.

This grant application seeks support for the acquisition and renovation of a vacant warehouse facility that will serve as AXIS's permanent home. The proposed site, located within 10 minutes of the current location, offers 43,480 square feet of space that can be transformed into a modern, secure learning environment. The new facility will include modern security features, new HVAC, plumbing, roof and electrical systems, dedicated classroom spaces, and improved access control to ensure a safe and stable learning environment for our students and staff.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

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

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### **Deficiency**

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

AXIS International Academy's current location houses 298 students across three floors, utilizing approximately 53,000 square feet. While we have worked hard to adapt the space to our needs, significant deficiencies have created daily challenges for our students and staff, leaving the facility increasingly unsuitable for a safe learning environment. With a Facility Condition Index (FCI) of 0.79, our building's deteriorating condition has reached a breaking point where basic systems are at risk of failure. Below is a breakdown of the critical safety challenges we face and how they impact our programs.

#### Safety and Security Risks

##### Lack of Perimeter Security

Our facility's security challenges begin at its perimeter. Despite occupying a beautiful 12-acre lot, the property's lack of perimeter fencing has created significant security vulnerabilities. The open access has resulted in multiple security incidents, forcing the school into secure procedures multiple times a year. Each day, we face the reality of strangers wandering onto our front lawn during recess and accessing our outdoor amphitheater, which sits directly adjacent to our basement-level classrooms. Compounding these risks, our cameras have extremely limited range, creating dangerous blind spots and leaving substantial portions of the recess areas completely unmonitored. This exposure is particularly concerning given our proximity to a busy commercial complex at a high-traffic intersection in Fort Collins, an area known for frequent accidents and currently under consideration for city road renovations. (Supported by Slide 4)

##### Building Enclosure Deficiencies

The building's original windows and doors now present substantial security and maintenance concerns. Our 42-year-old windows, stretching from the basement level to the top floor, lack commercial-grade materials and proper thermal insulation, let alone any safety features like tempered glass or security-rated glazing. Beyond security concerns, these aging doors have deteriorated weatherstripping and large gaps around their frames, allowing cold air to

infiltrate the building. There is no moisture barrier installed around the foundation, which leads to frequent leaks during rain and snow events, resulting in persistent damp conditions in our basement-level classrooms during winter months. The water drainage system relies on an inadequate 30-year-old ½ HP submersible sump pump that is well beyond its useful life and cannot effectively manage flood condition.

This chronic moisture problem has already manifested in serious health concerns. In May 2024, Smith Environmental and Engineering conducted a professional inspection, which confirmed active mold growth in our basement classrooms, with laboratory analysis revealing multiple types of mold at "abundant" levels. If left unaddressed, this ongoing moisture issue will continue to fuel mold growth, further compromising air quality. Combined with 30-year-old vinyl composition tile (VCT) flooring, this persistent moisture condition creates both slip hazards and an environment that endangers student health through continued mold exposure. (Supported by Slide 4, 8 and 9)

### Main Entrance Vulnerabilities

Our main entrance presents particularly pressing security challenges. Our current vestibule, a 100-square-foot area, directly connects to stairways leading to the main, upper, and basement levels. This vestibule is a hub of activities, being the primary route for students heading to the cafeteria, recess, and other classes, as well as the main drop-off and pick-up area for families. The high traffic, combined with its design, poses substantial safety risks throughout the day, particularly during busy periods like lunch and recess.

Despite a key-in system at the front of the vestibule, we've experienced several security breaches in the past year, with unauthorized individuals gaining access. These incidents have at times required intervention from local law enforcement. The vestibule's compact size has made it challenging to incorporate a front office for closer monitoring of the entrance. In addition to these concerns, structural issues further compromise security. The concrete slab beneath the front entrance was not cut properly, and in warm weather, it expands, preventing the front door from fully closing. AXIS has invested in grinding down the threshold to mitigate the issue, but this has only provided a temporary fix. (Supported by Slide 5)

### Unreliable Emergency Communication System

Inside the building, emergency response capabilities are severely compromised by outdated infrastructure. Due to the building's age, it was constructed without any ethernet wiring to support phone or internet access. Despite investments in basic networking equipment to meet baseline operational needs, our communication systems remain inadequate and unreliable.

Currently, the building relies on wireless internet, two-way radios, and a wireless phone system that becomes unusable during internet outage. Full coverage throughout the building has never been achieved, with particularly problematic dead zones in the basement classrooms where connectivity is virtually non-existent. The Wi-Fi network disconnects at least once a week and frequently fails during critical moments. During a recent dismissal, the Wi-Fi went offline, leaving our dismissal program unable to connect which not only held up the dismissal line but also left the building vulnerable during a high-traffic time when safety and security are critical.

Most concerning is our inability to install a PA system without extensive rewiring. The current electrical infrastructure, designed four decades ago, lacks the necessary conduit pathways and adequate power distribution required for a building-wide system. Installing such a system would require opening walls and

ceilings throughout the building to run new electrical lines and communication cables, as well as upgrading electrical panels to support the additional load. Without these critical updates, our ability to respond to security incidents remains dangerously limited. (Supported by Slide 6)

#### Critical Infrastructure Failures

The building's mechanical systems are in a state of critical deterioration. Those decades-old systems have long exceeded their intended lifespan. Any single system failure could force an extended closure of our facility, creating an insurmountable financial burden for our school community.

#### Plumbing Challenges

Our plumbing infrastructure exhibits widespread failure across all areas of the building. The malfunctioning pressure booster pump has created inconsistent water pressure throughout the building, leading to frequent clogging in student bathrooms across all floors and disrupting cafeteria operations. During a recent health inspection, Larimer County Health Department cited our water supply and sewage system as critical violation requiring immediate correction.

Additionally, the lack of hot water poses significant health and safety risks for daily operations as students and staff are unable to properly wash hands or clean surfaces, increasing the potential for the spread of illness. The aging water pipes threaten to disrupt water availability at any moment, which would affect bathrooms, cafeteria and our newly installed water fountains. At any given time, at least three bathroom stalls across different floors are out of order due to recurring clogs and pressure issues, forcing our students to go up and down stairs just to find a functioning bathroom. (Supported by Slide 7)

#### HVAC Issues

The HVAC system has the highest SCI score of 1.25. At 42 years old, the system has significantly exceeded its 25-year useful life and operates under constant risk of failure. The system's deterioration spans multiple components: the failing exhaust system, compromised distribution systems, and aging RTU and ventilation equipment. Additionally, the system does not meet code for fresh air circulation. These combined failures have severely impacted our indoor air quality, with students and staff frequently reporting persistent, unpleasant odors. Our building's bathrooms still rely on a passive ventilation system, a condition that Larimer County Health Department has repeatedly cited as a violation requiring immediate attention.

Additionally, we've lost the ability to properly regulate temperature across different areas of the building. Throughout the year, students and staff endure inconsistent heating and cooling with classroom temperatures fluctuating to uncomfortable levels. For most days in August and September, classroom temperatures soar well above 80 degrees, forcing us to prop doors open and position fans for cooling- a practice that poses significant safety risks. The system's decline creates constant anxiety during daily operations, as we're one severe weather away from a total system failure that would force us to close our doors. (Supported by Slide 10)

#### Fire Protection System Failure

Our fire protection system, which also carries a critically high SCI score of 1.25, presents perhaps the most critical safety concern. The wet sprinkler system,

now 42 years old and seven years beyond its useful life, may not reliably activate during an emergency. Poudre Fire Authority inspections have repeatedly cited several critical deficiencies: throughout the building, numerous sprinkler heads lack proper escutcheons while some are secured with nothing more than twine. This aging system fails to meet current fire safety codes, placing our entire school community at elevated risk during potential fire emergencies. (Supported by Slide 11)

#### Deteriorating Roof Condition

The existing roofing systems exhibit significant aging, wear, and functional deficiencies, requiring extensive replacement to maintain structural integrity. The situation has become extremely critical, with widespread leaks visibly penetrating the ceiling after rain and snow. The upper roof section currently has a PVC roofing membrane with a coating that has deteriorated to the point where complete removal down to the deck is necessary. This section also lacks adequate insulation to meet current R-30 energy efficiency requirements. In addition, drainage issues have contributed to water pooling and need to be addressed through the installation of tapered crickets to properly direct water to the drains. The lower roof section presents a different set of challenges. The existing EPDM system has deteriorated particularly around the walls and curbs where the membrane has failed at seams and needs to be stripped away. These failing seams have created additional entry points for water infiltration.

Without replacement, ongoing leaks will continue to disrupt daily operations, pose safety hazards, and accelerate structural damage. (Supported by Slide 4 and 8)

#### Exposed Natural Gas Meter

The facility's unprotected gas meter is located within the trash enclosure, where it is at risk of being damaged by the dumpster at any day, potentially causing a critical safety hazard. Despite the obvious danger, relocating this utility requires resources far beyond our current means. (Supported by Slide 4)

In conclusion, we find ourselves at a critical crossroads. Our facility assessment from CDE reveals a staggering \$21 million needed for immediate repair and replacement. We've patched and repaired what we can, but the reality has become painfully clear: this building, despite our best efforts, can no longer safely serve its educational purpose. The mounting deficiencies-from critical security vulnerabilities to failing mechanical systems-have driven us to find a new home for our school community. The BEST grant represents our hope for providing our students and staff with a safe, secure learning environment they need to thrive.

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

We've built a thorough picture of our facility's deficiencies through professional evaluation, regulatory inspections, and most importantly, the direct experience of our students and families who live with these challenges every day.

In 2023, a complete CDE facility assessment was conducted to understand our building's critical condition. The assessment revealed an alarming FCI of 0.79 and identified approximately \$21 million in immediate and critical repairs and replacements. In May 2024, Smith Environmental and Engineering conducted an Environmental Site Assessment and a Mold and Moisture Study at our current facility. The finding revealed concerning levels of mold growth in the basement-level classrooms. Those evaluations validated what we had been observing through daily operations and confirmed the urgent need for facility improvement.

Our understanding of these deficiencies has been further reinforced through regular inspections. Since moving into this facility, Poudre Fire Authority has conducted multiple inspections, consistently citing life-safety violations that put the AXIS community at risk. The Larimer County Health Department's visits tell a similar story, repeatedly citing critical violations in our water supply, sewage systems, and ventilation. Those are basic necessities that directly impact our students' health and safety daily.

While professional assessments have documented our facility deficiencies, perhaps even more telling has been the consistent feedback from our school community. For three consecutive years, our families have spoken with one voice in our bi-annual surveys, ranking facility improvement as their primary concern. One parent recently shared, "Continued safety measures are our most important issue." Acting on those concerns, AXIS leadership has implemented rigorous documentation of facility issues. We maintain logs tracking security breaches that forced us into secure procedures, every bathroom closure that disrupted learning, and all the Wi-Fi outages that left us vulnerable during the instructional day.

Understanding the financial implications of these deficiencies has been another crucial aspect of the due diligence process. Facility maintenance costs are a standing agenda item in our monthly Finance Committee meetings where expenditures are carefully reviewed against our limited resources. The Finance Committee regularly reports to our Board, ensuring transparent oversight of both immediate repair needs and financial planning for a long-term home.

Through years of investigation, we've done more than identifying deficiencies. We've developed a clear picture of how our facility challenges threaten our program and the fundamental safety of our children. Each assessment, inspection, and documented incident tells the same story: our building can no longer safely serve our AXIS students.

## **Solution**

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

The AXIS Board and Facility Committee propose acquiring a vacant warehouse facility and fully renovating it to meet program and safety requirements. This project will be funded jointly by AXIS, contributing 25% in matching funds, and the proposed BEST grant.

After extensive research and evaluation, we identified this specific facility because it offers several compelling advantages that align with our program needs:

- The building provides 43,480 square foot of open warehouse space, comparable to current facility but with the flexibility to design and renovate from the ground up
- As a single-story structure, it eliminates the operational and safety challenges associated with multi-floor building, particularly crucial for our younger students
- With its location just 10 minutes from our current campus, this building maintains continuity for our families
- Situated in a quieter, safer area away from commercial zones and high-traffic intersections
- The open warehouse configuration provides an ideal blank canvas for implementing modern safety features and creating optimal learning space

The scope of work we're proposing for the BEST grant focuses on two main areas: safety infrastructure and core building systems

Safety Infrastructure



## Main Entrance and Access Control

The proposed project will turn the front single door entrance into a double entry system, allowing for the integration of a front office between the two doors. The double door entry, supported by research and principles of Crime Prevention Through Environmental Design (CPTED), would significantly improve security. This design ensures that visitors who pass through the primary entrance must then proceed through the main office, with the secondary entrance remaining securely locked. This system acts as an additional barrier, providing time for response in case of an emergency.

Beyond the entryway improvements, the project includes the installation of commercial-grade perimeter fencing to fully enclose the property, creating a clear physical barrier against unauthorized access. Every exterior and interior door will be upgraded with heavy-duty commercial security hardware, reinforced frames, and electronic access controls to monitor and regulate movement throughout the building. The security enhancements also extend to all windows and locks, which will be fortified with tempered glass and high security locking mechanisms to prevent forced entry. These security measures work together as an integrated system to protect students and staff while maintaining a welcoming learning environment.

## Classroom and Office Areas

Our renovation will transform the open warehouse space into 25 classrooms and 5-7 offices that prioritize both security and functionality for our students and staff. Each classroom and office will be positioned behind secure vestibule doors to create multiple layers of protection. Following the Capital Construction Guidelines for schools, these classrooms will meet or exceed minimum size requirements, ensuring ample space for movement, collaboration and varied learning activities.

Additionally, the classroom design will embrace modern energy efficiency standards, incorporating high performance lighting, smart HVAC controls, and better soundproofing insulation. These features not only create comfortable learning environments for our students but also reduce utility costs.

## Integrated Cafetorium Area

Our design includes an interconnected cafeteria, school kitchen, and multipurpose room. In our current site, the cafeteria and auditorium are separate, with the cafeteria located in an unenclosed common area. This open setup often leads to excessive noise levels travelling across multiple floors, making it difficult for staff to hear important communication on the radios.

The new design addresses these challenges by enclosing the integrated areas to improve functionality and reduce noise. This enclosed, multi-purpose space will maximize efficiency, accommodating larger groups for meals, school events, and activities. Additionally, it will serve as an emergency shelter during natural disasters and as a gathering space for other emergencies.

## Emergency Communication and Security Infrastructure

In our current facility, we don't have a PA system installed and are operating with 15 cameras covering most common areas. Our renovation plan addresses this by installing a PA system and security infrastructure with better monitoring capabilities.

The new PA system will allow communication to reach every corner of our facility with zone-specific broadcasting capabilities. We plan to integrate our existing security cameras. The renovation will strengthen our surveillance infrastructure by establishing dedicated monitoring stations at key access points and the front office.

The most valuable aspect of this renovation is the opportunity to hardwire all security and communication systems directly into the building infrastructure. This eliminates connectivity issues and security vulnerabilities associated with wireless systems. Based on estimates from Elder Construction, Symmetry Builders and Roche Constructors, implementing this hardwired system during construction will result in noticeable cost savings compared to post-construction modifications.

### Core Building Systems

Currently, our proposed location is a bare warehouse with minimal infrastructure in place. While starting from scratch requires significant investment, it means we can create the ideal learning environment without working around outdated and inefficient systems. We see this as an extraordinary opportunity to design and install modern systems that match our school's program needs. Fundamentally, we cannot operate the school without these functioning core building systems in place.

We conducted a facility assessment of the proposed site to understand the full scope of work required. The assessment confirmed that the existing building structure is sound and provides a solid foundation for our renovation. Below is a summary of our findings and the specific renovations we are proposing to bring the site up to the modern safety and educational standards.

### HVAC System

A new HVAC system is essential to transform this promising facility into an optimal learning environment. While the current warehouse infrastructure includes basic climate control elements (six rooftop evaporative coolers, six natural gas radiant tube heaters, and a single residential style split system), our facility assessment confirms the need for a complete system replacement designed for educational use. Our proposed system will include the following key features:

- We will install a centralized hot water heating system with two 1,500,000 Btu/hr high efficiency fire tube boilers in a lead-lag/backup configuration. The new system will provide adequate capacity and redundancy to ensure consistent comfort during Colorado's demanding winter months.
- A Variable Air Volume (VAV) air handling system, with estimated six rooftop units (RTUs) strategically zoned for different school areas, will offer precise temperature and airflow control. Each air handling unit will utilize a packaged DX cooling system with a refrigerant based cooling coil to cool and dehumidify the air directly. Each unit will also have a hot water heating coil served by the boiler system to provide consistent and efficient heating.
- A Direct Digital Control (DDC) Building Management System (BMS) with cloud-based remote monitoring will be installed as it's essential for optimizing the performance, energy efficiency, and reliability of the HVAC system.

### Plumbing

A fully operational plumbing system is essential to meet the daily needs of students and staff, ensuring reliable access to clean drinking water, restrooms, and handwashing stations. Currently, the warehouse contains basic plumbing elements that offer a starting point for development but require significant expansion to repurpose this warehouse to an educational building. The existing infrastructure consists of a 1" domestic cold water service and a single 50-gallon hot water tank. Our proposed system will maximize the facility's potential with the following key upgrades:

- A new 1-½" cold water tap and meter will be required to serve the school, ensuring consistent water supply and appropriate pressure throughout the facility.
- We will install new water distribution lines, restroom facilities, and an efficient water heating system strategically designed to support multiple learning areas, kitchen facilities, and dedicated early childhood program spaces.
- A proper drainage system will be implemented to prevent water accumulation, leaks, and long-term structural damage.

### Electrical System

An electrical system upgrade is necessary to convert this facility into a fully functional school. The significant change in building use, particularly the need for a fully climate-controlled school environment, necessitates a substantial upgrade of the power service, distribution and lighting system.

The current building operates on a single underground utility service with a 300KVA transformer, providing an 800-amp, 480/277V three-phase, four-wire service. To support the increased electrical load, we will upgrade the service to at least 1,400 amps and replace the existing 300KVA utility transformer to ensure sufficient power capacity and reliability. This upgrade will allow the facility to support the new HVAC systems, lighting, classroom technologies, and other essential school operations without overloading the electrical infrastructure.

Beyond the main power supply, the existing power distribution system consists of 277/480V and 120/208V panels designed for industrial use. Given the planned increase in electrical load and reconfiguration of the space, the majority of the electrical distribution system will need to be replaced and redesigned to support new layout and demands of a school environment. Additionally, the existing lighting system, which is primarily fluorescent, will be replaced with LED fixtures and new lighting controls to improve visibility and sustainability throughout the facility.

### Roofing

As part of our due diligence process, we engaged Advanced Roofing Technologies to conduct a comprehensive roof assessment of the proposed site. Their detailed inspection revealed that the current roof system is in "poor" condition, having approached approximately 35 years of service life. The existing system was originally a rock ballasted 45-mil EPDM membrane, but the field ballast has been removed with only perimeter ballast remaining. Multiple deficiencies were identified, including insufficient scuppers for the size of the roof, failing seams in the field and around all curbs, and extensive patching indicating numerous previous leak areas.

Based on this professional assessment, we have determined that a full roof replacement is necessary and have incorporated this requirement into our project scope and budget. The replacement will utilize high-performance, weather resistant materials specifically designed to withstand Colorado's extreme temperature fluctuations. The new roofing system will feature enhanced insulation to optimize energy efficiency and reduce operational costs. Additionally, drainage improvements will be implemented to prevent water accumulation and leaks to protect the building's structural integrity.

In conclusion, this renovation project transforms a structurally sound yet basic warehouse into something far more meaningful. By addressing critical safety concerns, installing essential systems, and designing program-optimized spaces, we're building a school that reflects our commitment to excellence, security and innovation. The BEST grant is our chance to invest in our future and ensure that every student walks into a school that is built for their success today and for years to come.

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

The master planning process began after our relocation in 2022, recognizing the need for a long-term facility solution. Since then, AXIS has built a knowledgeable team through our Facility Committee, dedicated to overcoming these obstacles and securing a sustainable future. The AXIS Board of Directors has been instrumental throughout the process, with members serving on committees to gather community input and guide decision-making. The Board's focus on financial stewardship has ensured that every step aligns with our long-term vision and resources.

#### Expert Partnership

In 2023, AXIS partnered with Bellwether Education Partners, a nationally recognized consultancy, to guide a comprehensive master planning process. Together, we analyzed demographic trends, enrollment data, academic performance, and strategic priorities to align the school's long-term goals with its facility needs.

Additionally, we brought Pacific Charter School Development into our Facility Committee. PCSD has supported over 100 projects nationwide, helping charter schools build the facilities they envision as their dream homes. The partnership with our owner's representative, who has supported us since our relocation, ensures we have expert oversight of all capital projects.

#### Facility Search Process

The Facility Committee embarked on a dual mission. First, it sought options to extend the current lease by adding option years. Concurrently, the Facility Committee immediately broadened its search to include a wide range of properties—those for lease, for sale, and even vacant, off-market facilities. Throughout this process, we made multiple outreach efforts to collaborate with our geographic district, but received no response. We also met with the Mayor of Fort Collins to discuss our facility needs. While she provided information on potential sites within the city, the availability and timelines remained unclear.

Our exhaustive eight-month search yielded only three viable properties that warranted deeper evaluation. These properties were assessed based on cost, feasibility of renovation, accessibility for families, and alignment with our program needs. The Facility Committee determined two were less than ideal: both lacked sufficient instructional space and presented challenges due to existing tenants. In contrast, the proposed warehouse emerged as the best option: it offers appropriate space for both indoor learning and outdoor play, an open layout requiring minimal structural modification, and a convenient location near our current school community.

#### Due Diligence

Due diligence on the proposed site has been extensive, with nearly \$50K already invested to ensure all safety and structural requirements are met. This substantial financial investment reflects our commitment to thoroughly vetting the location and laying the groundwork for a successful school facility transformation. The Facility Committee has completed the following steps at the time of this application:

- Conducted a thorough facility assessment by Farris Engineering to evaluate the full scope of work outlined in the solution section.
- Reviewed and validated the scope through additional consultation with Hazel Architects
- Performed a roof assessment by Advanced Roof Technologies, which determined that a full roof replacement is needed.
- Completed environmental studies to assess safety and feasibility, with no issue identified.
- Completed an asbestos inspection and testing by National Inspection Services, confirming that no asbestos was found in the building.
- Completed an ALTA survey and site appraisal to verify site conditions and property boundaries.
- Held multiple design meetings to ensure compliance with space, ASHRAE, and IES standards.

The rigorous due diligence process will continue as the project progresses. With the support of our professional partners, we are confident that this proposed site will increasingly take shape as our forever home.

### **Urgency**

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

Our timeline is driven by two critical factors: aging infrastructure at our current facility and lease expiration as early as summer 2026. The gravity of our situation cannot be overstated. Every major building system, from electrical system and fire protection to HVAC and essential equipment/furnishings all have alarmingly high SCI scores above 1.2. The core building systems are operating on borrowed time, with the potential for disrupting school operations on any given day. These failing systems not only pose operational risks but also burden us with increasingly unsustainable maintenance costs. We face compounding pressures that make securing and preparing our new facility an immediate priority.

Recognizing the urgency of these challenges, we've developed an ambitious but achievable timeline that will guide our transition to a new facility:

- Fall 2025: Preliminary new site due diligence completion
- Early Spring 2026: Site design finalization and renovation timeline established
- Spring 2026-Fall 2026: New site renovation period with an expected completion as early as July 2026
- Fall 2026: Move in and school opening

This timeline represents the most optimistic schedule, one that will be made possible through the shared commitment of our entire school community. Our AXIS Board, school leaders, Facility Committee, and Finance Committee are working diligently to ensure a seamless progression-all while making sure our students' education and program aren't disrupted during the transition.

If funding is not awarded, our contingency plan includes four critical actions:

- 1) We will once again pursue negotiations with our current landlord to extend the lease agreement. This will allow us additional time to explore other viable options.
- 2) We will work with our landlord to develop an interim strategy in case of system failure and necessary infrastructure replacements.
- 3) We will continue exploring grant opportunities from community foundations and other organizations to support critical security improvements.
- 4) We will continue searching for available properties that meet our needs.

These negotiations will inevitably divert substantial resources into temporary fix, prolonging uncertainty about our long-term facility. But what truly breaks our hearts is watching our students-many from low-income families-continue to excel despite learning in an unsafe environment. Every day, whether it's dealing with spotty internet, a clogged bathroom, or the distraction of a bucket catching dripping water from the ceiling, our students push past these obstacles and remain focused on achieving academic excellence. They deserve a school building that nurtures their ambitions rather than creating additional barriers to their success.

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

- Yes  
 No

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

### **Future Plan for Maintenance of Proposed Project**

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

Our Finance Committee and Facility Committee will jointly lead the development and implementation of a comprehensive maintenance plan for the new facility. This plan will include a preventive maintenance strategy to extend the life of our new systems and a responsive maintenance strategy to address unexpected needs-both with clear schedules, responsibilities, and rigorous oversight. The Finance Committee will oversee the budget and allocate necessary funds to ensure the maintenance plan is effectively executed and sustained.

The preventive maintenance plan will include scheduled inspections, routine servicing of equipment, and seasonal maintenance activities. Each core building system will follow a schedule based on manufacturer recommendations and industry best practices. Maintenance activities will be tracked through service

logs, which will be regularly reviewed by the Facility Committee to ensure the longevity of the new systems.

The responsive maintenance plan will address unforeseen repairs. With the installation of modern, high-efficiency systems at the new facility, we anticipate a significant reduction in emergency repairs and replacement. Most issues will be covered under manufacturer warranties, which typically range from 5 to 10 years, with some systems covered for up to 15 years. To further protect our investment, the Finance Committee will explore the feasibility of purchasing extended warranties to potentially reduce long-term costs. The Facility Committee will continuously analyze responsive maintenance trends and advise on budget adjustments and long-term strategies to prevent recurring issues.

The capital reserve fund will cover routine maintenance costs, with historical allocation of 2-5% of PPR annual funding dedicated to facility maintenance. We project potential cost savings through the installation of modern units in the new location, which could reduce our annual maintenance expenses by 25-35% compared to our current facility. Additionally, we will actively explore additional funding sources such as grants and partnerships with local agencies to supplement replacement costs when systems reach the end of their lifecycle.

At AXIS, our success comes from a strong teamwork between committees, who oversee major decisions, and our skilled staff who excel in the day-to-day operations that keep our school running smoothly. The maintenance plan will be executed by a dedicated team that includes our owner's representative, school leadership, and facility maintenance staff, ensuring the timely completion of all required tasks.

### Adjacent Structures

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

Yes

No

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

Yes. The proposed facility is located near a railroad track which presents some safety concerns. Fortunately, the building is positioned far away from the track and is already shielded by existing natural barriers of mature trees and dense vegetation. While this provides some protections, additional measures will be put in place to ensure the safety of our students and staff.

We will install a commercial-grade security fence along both the railroad track and the entire property perimeter. This will be a strong physical barrier to keep our school community safe and prevent unauthorized access. Additionally, security cameras will be placed along the perimeter to monitor activities near the tracks and provide an extra layer of protection.

Another concern from the railroad track is the noise pollution from passing trains. To mitigate this, we plan to use high-quality soundproofing insulation in the walls and double-pane laminated glass windows, which will greatly reduce noise levels and create a quieter learning environment. Additionally, during the design phase, we will carefully plan the layout of classrooms and offices to further minimize noise exposure.

### AHERA

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

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

- Yes
- No

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

- Yes
- No

### **Future Use or Disposition of Existing Public School Facilities**

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

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

N/A



III. Detailed Project Cost Summary

**Axis International Academy (8001-0493-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-6 School Replacement (8001-0493-C-SG00001) - - New - Application Number (14)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

17.00 %

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

25

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

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

C. Project Cost	* \$	23,140,048.32
D. Applicant Match to this Project	\$	5,785,012.08
E. Requested BEST Grant Amount	\$	17,355,036.24
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	23,140,048.32

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

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

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

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input checked="" type="checkbox"/> Financing <div style="border: 1px solid black; padding: 5px;"> <p>If financing is utilized, the Board will conduct thorough due diligence to evaluate the most advantageous option, considering factors such as interest rates, repayment terms, and long-term financial impact. Possible financing methods include bond financing, bank loans, or CDFI financing, each of which will be reviewed for alignment with AXIS's financial capacity and long-term strategic goals.</p> <p>To date, we have engaged D.A. Davidson to explore bond financing options. With over 25 years of experience, D.A. Davidson has underwritten more than 360 charter school bond financings including successful BEST Grant matches for other Colorado charter schools. They have evaluated our current financial standing and confirmed our capacity to finance the full match requirement. A support letter from D.A. Davidson has been submitted with this application. Additionally, we're actively reaching out to other financial institutions to assess our financing capacity and identify the most favorable repayment terms and interest rates.</p> </div>
<input checked="" type="checkbox"/> Other (please describe) <div style="border: 1px solid black; padding: 5px;"> <p>The match will be secured via a board resolution, with funding sources potentially including financing, the general fund, capital reserve, grants, and other board-approved allocations. The Board will carefully assess all available financial mechanisms to ensure a fiscally responsible and sustainable funding strategy.</p> </div>		

**J. Project Area (Affected Square Feet)**

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

\*

**K. Gross Square Feet.**

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

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

% \* **O. Escalation % identified in your project budget**

% \* **P. Construction Contingency % identified in your project budget**

% \* **Q. Owner Contingency % identified in your project budget**


\* **R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*



\* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.

08/01/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Our project estimate was developed through a joint effort involving our owner's representative Jeffrey Reed from Agora West, Hazel Architects, Elder Construction, Symmetry Builders and Roche Constructors (for General Contractor expertise) and Finance Committee. Our owner's rep Jeffrey has worked closely with us for the past three years and has extensive experience with school construction projects, including other BEST grant projects. His familiarity with our program and facility needs has been invaluable in guiding the estimation process.

Additionally, we have long-standing partnerships with both Hazel Architects and Elder Construction, who have consistently delivered high-quality capital projects on time and within budget for our current facility. They genuinely prioritize students when designing and executing projects. During our preschool renovation, Elder Construction ensured minimal disruption to our students and ongoing programs, and delivered a seamless renovation experience.

To ensure due diligence, we conducted a thorough cost comparison using Facility Insight data on average costs for similar core building system replacement statewide. These comparisons confirmed that renovating the new facility is the most financially viable option for AXIS.

We recognize that the rising costs of construction materials may have an impact on the total project budget. Our Finance Committee is overseeing the budget process and is working with contractors to develop contingency plans that account for those potential impacts.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

AXIS operates as a highly committee-driven school. The Facility Committee and Finance Committee will oversee the project, bringing together a diverse group of professionals with extensive expertise to ensure successful execution.

The Facility Committee will play a key role in managing the project's design and construction aspects. The committee members include the owner's rep, Head of School, Pacific Charter School Development Regional Manager, AXIS board member, and several industry professionals in real estate, program design, and facility management.

The Finance Committee will ensure the project's financial health and sustainability by providing oversight on budgeting, funding, and expenditure management. Members include business manager, grant manager, school leadership, AXIS board member, and several community representatives with experience in accounting, financial analysis, and private sector financial management.

The Head of School, the owner's rep, and the General Contractor will be directly responsible for the day-to-day management of the project. The Head of School will provide frequent reports on project progress to both the Facility Committee and Finance Committee. These committees will review the reports, provide guidance and recommendations, and make key decisions to ensure the project stays on track and aligned with AXIS's goals.

Agora West is currently our Owner Representative for AXIS. They were selected during the first project in a competitive procurement in accordance with CDE Procurement Policy and have continued to serve the school on project needs including assistance with preparation of this grant. Agora West, specifically Jeffrey Reed, has previously managed eight other successful BEST Grant projects. It is the school's intent to maintain the continuity with Agora West for the completion of this grant.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

AXIS is committed to following an open, competitive, and transparent procurement process in compliance with CDE's Consultant/Vendor Selection Guidelines.

The Facility Committee will lead the procurement effort by defining the scope of work, establishing qualification requirements, and setting selection criteria for consultants, vendors, and subcontractors. This structure ensures that the school receives the highest quality services at a fair and competitive cost, aligning with the project's goals and budget requirements.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

AXIS has a strong track record of securing extra funding to support our facility needs. Over the past three years, we have successfully secured approximately \$835,000 in funding for capital improvement projects at our current facility. These funds have been awarded through state agencies such as the Colorado Office of School Safety and the Colorado Department of Early Childhood, as well as through generous contribution from community organizations, including the Daniels Fund and the Gates Family Foundation.

Breakdown of Capital Grants and Amounts:

- School Safety Disbursement Grant Round 1:\$195,500
- School Safety Disbursement Grant Round 2:\$404,000
- Daniels Fund: \$75,000
- Gates Family Foundation: \$25,000
- Kitchen Equipment Grant: \$33,500
- Emerging Childcare Grant: \$50,000
- Capacity Building Grant: \$52,025.42

As a charter school, AXIS remains committed to exploring every opportunity to reduce capital improvement costs. We will continue to actively pursue grant funding and foster partnerships with local organizations and philanthropic entities to maximize our financial capacity and ensure long term success of our facility projects.

## Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Currently, our annual utility costs total approximately \$58K, and they have been steadily increasing due to the aging infrastructure and inefficiencies in our current facility.

With the installation of energy-efficient systems and upgraded infrastructure in the new facility, we anticipate 15-25% reduction in utility expenses.

State Representative  
ANDREW BOESENECKER  
Speaker Pro Tempore  
2136 Sheffield Dr.  
Fort Collins, Colorado 80526  
Office: 303-866-2917  
Cell: 970-825-4155  
Email: andrew.boesenecker.hd53@gmail.com



**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
State Capitol  
Denver  
80203

Member:  
Transportation, Housing,  
and Local Government Committee,  
Legislative Audit Committee,  
Appropriations Committee

February 5, 2025  
BEST Review Committee  
Building Excellent Schools Today (BEST) Program  
Colorado Department of Education  
201 E Colfax Ave  
Denver, CO 80203

**Subject: Letter of Support for AXIS International Academy BEST Grant Application**

Dear Members of the BEST Grant Review Committee,

I am writing to express my strong support for AXIS International Academy's application for a BEST Grant to secure a permanent and safe learning environment for its students. As a dedicated advocate for high-quality education in Colorado, I am deeply impressed by AXIS's unwavering commitment to academic excellence, cultural competence, and dual language immersion—values that enrich our entire state.

AXIS International Academy is a cornerstone of Northern Colorado's educational landscape, offering a rigorous, research-based immersion model in Spanish, Mandarin, and French. The school has demonstrated remarkable academic success, outperforming local district averages and earning accolades such as the Governor's Distinguished Improvement Award. However, despite these achievements, AXIS faces significant challenges due to the inadequate condition of its current facility, which has outdated security systems, failing infrastructure, and pressing safety concerns.

The requested BEST Grant funding would allow AXIS to transition into a modern, secure, and purpose-built facility—one that will sustain its vital mission for years to come. This investment will not only benefit the school's diverse student population, including its high percentage of English Language Learners and students eligible for free and reduced lunch, but will also

strengthen the broader Fort Collins and Northern Colorado community by ensuring equitable access to world-class education.

I urge the BEST Review Committee to approve AXIS International Academy's grant request. This is an opportunity to support a thriving, innovative school that exemplifies the very best of Colorado's public education system. Please do not hesitate to reach out if I can provide any additional information regarding my endorsement.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Boesenecker".

Andrew Boesenecker  
State Representative  
Speaker Pro Tempore  
House District 53



1525 Sherman St, B76  
Denver, CO 80203  
303.866.3299  
[www.csi.state.co.us](http://www.csi.state.co.us)

February 4, 2025

BEST Review Committee  
Building Excellent Schools Today (BEST) Program  
Colorado Department of Education  
201 E Colfax Ave  
Denver, CO 80203

**Subject: Letter of Support for AXIS International Academy BEST Grant Application**

Dear Members of the BEST Grant Review Committee,

I am writing to express my strong support for AXIS International Academy's application for a Building Excellent Schools Today (BEST) Grant to support the development of a permanent school facility. As the Executive Director of the Colorado Charter School Institute (CSI), I have seen firsthand the impact AXIS has had on students and families in Northern Colorado, providing a high-quality dual-language immersion education that is unique in the region.

For the past two consecutive years, AXIS has earned the distinction of being a CSI School of Distinction, an honor reserved for schools that demonstrate exemplary academic performance, strong financial stewardship, and high organizational standards. AXIS has consistently met or exceeded performance expectations, particularly in bilingual education, English Language Learner progress, and student growth measures.

Despite its outstanding track record, AXIS currently operates in a non-permanent facility that presents significant infrastructure limitations. While the school has done an excellent job of adapting to its current space, its long-term success and sustainability depend on securing a safe, modern, and purpose-built facility. This BEST Grant would be transformational, enabling AXIS to continue providing high-quality education to its diverse student population, including a significant number of English Language Learners and students eligible for free and reduced lunch.

As Colorado's statewide charter school authorizer, CSI is highly selective in granting its Schools of Distinction designation, ensuring that only the top-performing schools receive this honor. AXIS has consistently demonstrated its ability to provide high-quality education while maintaining strong financial and organizational practices—making it an ideal candidate for investment through the BEST Grant program.

I strongly urge the BEST Review Committee to approve AXIS International Academy's application. This investment will not only elevate the educational opportunities available to students in Fort Collins and beyond, but it will also ensure that one of Colorado's highest-performing charter schools has the infrastructure needed to continue serving students for generations to come.

If you require any additional information, please do not hesitate to contact my office. Thank you for your time and consideration.

Sincerely,

Dr. Terry Croy Lewis, Executive Director, Colorado Charter School Institute  
[terrycroylewis@csi.state.co.us](mailto:terrycroylewis@csi.state.co.us) | (720) 626-2647

**Tom Siegel**

Chair, AXIS International Academy Board of Directors

February 8, 2025

BEST Review Committee  
Building Excellent Schools Today (BEST) Program  
Colorado Department of Education  
201 E Colfax Ave  
Denver, CO 80203

**Subject: Letter of Support for AXIS International Academy BEST Grant Application**

Dear Members of the BEST Grant Review Committee,

As Board Chair of AXIS International Academy, I am proud to submit this letter of strong support for the school's application for a Building Excellent Schools Today (BEST) Grant. AXIS has consistently demonstrated its commitment to academic excellence, fiscal responsibility, and mission-driven education, preparing students for a global future through its rigorous dual-language immersion program.

Having been part of AXIS since its inception over six years ago, I have had the privilege of witnessing its resilience, adaptability, and unwavering commitment to student success. Despite significant challenges—including an unexpected facility transition, a global pandemic, and a leadership change—AXIS has remained both financially stable and academically strong. This is a testament to the dedication of its leadership, staff, and families, as well as its fiscally responsible approach to long-term sustainability. Through disciplined financial management and strategic planning, AXIS has continued to thrive, ensuring that every dollar is thoughtfully invested in student learning and the school's future.

Now, AXIS is poised to take the next critical step in its journey by securing a permanent home. This BEST Grant would provide the necessary funding to establish a safe, high-quality learning environment that reflects the school's exceptional educational model. Having successfully navigated financial constraints while maintaining strong academic outcomes, AXIS has proven itself to be a responsible and forward-thinking institution, fully prepared for this investment.

As a charter school leader myself, I understand how essential facility stability is to a school's long-term success. AXIS has done the hard work of maintaining excellence in academics, financial responsibility, and operational stability—now it is time to provide a lasting foundation for its students, families, and staff.

I strongly encourage the BEST Review Committee to support AXIS International Academy's application. Please do not hesitate to reach out if I can provide any additional information. Thank you for your time and consideration.

Sincerely,

Tom Siegel, Board Chair



**● Campuses Impacted by this Grant Application ●**

**Aguilar Reorganized 6 - K-12 Addition/Renovation - Aguilar ES/Jr/Sr HS - 1939**

<b>District:</b>	Aguilar Reorganized 6
<b>School Name:</b>	Aguilar ES/Jr/Sr HS
<b>Address:</b>	420 Balsam Avenue
<b>City:</b>	Aguilar
<b>Gross Area (SF):</b>	69,586
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$25,893,449
<b>Condition Budget:</b>	\$15,311,002
<b>Total FCI:</b>	0.59
<b>Adequacy Index:</b>	0.29



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,500,278	\$2,785,517	0.80
Equipment and Furnishings	\$1,418,986	\$1,463,705	1.03
Exterior Enclosure	\$3,607,469	\$1,052,644	0.29
Fire Protection	\$696,887	\$219,727	0.32
HVAC System	\$4,175,145	\$2,690,920	0.64
Interior Construction and Conveyance	\$4,858,135	\$4,029,847	0.83
Plumbing System	\$1,506,450	\$546,876	0.36
Site	\$3,022,013	\$2,703,697	0.89
Structure	\$3,108,086	\$21,064	0.01
<b>Overall - Total</b>	<b>\$25,893,449</b>	<b>\$15,513,997</b>	<b>0.60</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Aguilar ES/Jr/Sr HS Old Cafeteria/Gym	11,746	0.73	1939	\$3,910,769	\$3,013,047
Aguilar ES/Jr/Sr HS Main	54,960	0.51	2003	\$18,294,184	\$9,353,987
Aguilar ES/Jr/Sr HS Site	383,763	0.89	1938	\$3,022,013	\$2,703,697
Aguilar ES/Jr/Sr HS Bus Barn/CTE	2,880	0.61	1960	\$666,483	\$443,266
<b>Overall - Total</b>	<b>453,349</b>	<b>0.59</b>		<b>\$25,893,449</b>	<b>\$15,513,997</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Aguilar Reorganized 6

**County:** Las Animas

**Project Title:** K-12 Addition/Renovation

<b>Current Grant Request:</b>	\$13,400,630.82	<b>CDE Minimum Match %:</b>	33%
<b>Current Applicant Match:</b>	\$2,648,028.84	<b>Actual Match % Provided:</b>	16.5%
<b>Current Project Request:</b>	\$16,048,659.66	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$16,048,659.66	<b>Adverse Historical Effect?</b>	TBD
<b>Cost Per Sq Ft:</b>	\$461.17	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$62.33	<b>Affected Pupils:</b>	127
<b>Hard Costs Per Sq Ft:</b>	\$398.84	<b>Cost Per Pupil:</b>	\$126,367
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	523
<b>Previous BEST Total \$:</b>	\$0.00		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	127	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$48,349,550	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$380,705	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$29,949	<b>Total Bond Capacity:</b>	\$9,669,910
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	*	<b>Bond Capacity Remaining:</b>	\$9,669,910
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$593.56		
Statewide Avg:	\$1,368		

I. Facility Profile

**Aguilar Reorganized 6 (1620) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (1620-SG00001) - - New - Application Number (42)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

**\* Facility Name & Code**

Aguilar Reorganized 6 - 1620

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Safety, Security Addition to Gymnasium
		Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Aguilar School District K-12 original building was constructed in 1939, along with a gymnasium. In 2003, the main campus was replaced by a new elementary school, followed by the middle/high school which was completed in 2005 with local funding. The current CTE space is an outbuilding constructed in 1960 with the addition of a classroom that was built in 1987.

Since 2005, the campus facilities have only undergone repairs and minimal maintenance, with most repairs being done in the past two years, post covid. The HVAC systems and roof have presented multiple challenges and recently have become highly prioritized in determining capital improvements.

Today, the 1939 gym is still in use for physical education and athletics despite the inadequacies and deficiencies that exist. The 2005 K-12 building is facing several facilities issues that are deemed an emergency, causing disruption to the learning environment and property damage. Detailed later in the application, the issues that exist are compromising student and staff health, safety, and security.

**Main Building**

B30 - The ballasted membrane roof was observed as 7 years remaining as of the 11/6/2024 CDE Condition Assessment Report. There are in fact many observed deficiencies with this roof currently and the school experiences ongoing leaks at various locations. This system requires immediate replacement.

Bus Barn/CTE and Old Cafeteria/Gym - Many systems are due to expire within the next 5 years based on the 11/6/2024 CDE Condition Assessment Report. We

have observed that these expected useful life timeframes are accurate if not already past due based on observed condition. Additionally, most of these existing systems do not meet current building codes. The major systems due for replacement are identified as follows:

B2010 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

B2013 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

B2030 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

B30 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

C1010 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

C3020 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

C3030 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

D2010 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

D2020 - System has observed yrs remaining of 5 years. This system is set to expire by the time the new project is completed.

D2030 - System has observed yrs remaining of 5 years. This s

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Superintendent Justin Cowan inherited a complex facilities challenge at Aguilar School District when he took office in 2022, with building infrastructure problems dating back to the original construction. The district's primary school building has suffered from persistent roof leaks since its initial construction, despite multiple attempts at warranty repairs and insurance interventions. These widespread leaks continue to compromise the entire facility, creating ongoing maintenance and safety challenges.

Over the past three years, the district has pursued strategic improvements focused on safety, security, and health. Significant grant-funded and locally supported projects have addressed critical infrastructure needs. The district replaced a potentially hazardous rubber chip playground surface with a safer, poured surface for preschool play areas. Recognizing the remote location and limited law enforcement response times, the district upgraded security systems, installing scan card entry doors and interior and exterior camera systems, though complete coverage remains an ongoing goal.

Technological infrastructure received comprehensive upgrades through e-rate funding, including server, switch, router, and WiFi hub replacements. The district has leveraged volunteer support and grant funding to complete several cost-effective improvements. A new scoreboard was installed with volunteer labor, saving approximately \$32,000 in installation costs. A long jump runway and pit were constructed using volunteer-provided equipment and labor. Now, with CHSAA's newly implemented rules, a shot clock will be required and the scoreboard in the gym will need to be replaced.

Mechanical systems have received partial attention, with two of seven non-functioning rooftop HVAC units replaced using general fund resources. Five additional units remain to be replaced to ensure proper air circulation, heating, and cooling. Kitchen equipment has seen similar incremental improvements, with a new stove installed and other aging appliances being carefully maintained.

The district has demonstrated creative problem-solving in its facility management. Building Trades students helped repurpose an unusable cafeteria space by framing a wall to create a weight training classroom, replacing a previous improvised weight room located in an abandoned coal bin beneath the gymnasium. Additional grant-acquired wood will support student-built bleachers for the athletic field in an upcoming project.

These efforts reflect a strategic approach to facilities management, balancing limited resources with critical infrastructure needs while providing educational

opportunities for students through hands-on improvement projects. However, these projects are not a sustainable or scalable way to provide the capital improvements our facilities require.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Aguilar School District has approached district budgeting with a strategic focus on program development and infrastructure sustainability. Despite accessing significant one-time funding opportunities such as \$168,000 in Rural Co-Action funding for supplies and equipment, the district faces considerable challenges in creating usable, well-functioning dedicated spaces for emerging programs such as Building Trades, Media, and Medical pathways.

The district's campus infrastructure presents a critical challenge, with multiple facilities well beyond their intended lifespan. Critical systems including the gymnasium, old cafeteria, locker rooms, bus barn, building trades space, plumbing, electrical systems, fire alarms, and heating and cooling infrastructure require comprehensive attention. Additional systems are very soon approaching the end of their functional life, including the roof, appliances, rooftop HVAC units, carpeting, doors, and interior finishes.

The district has implemented a proactive maintenance strategy, prioritizing preventative measures over reactionary repairs. The maintenance budget has received highly prioritized attention, with allocations significantly outpacing historical spending:

2020: \$278,572  
2021: \$306,383  
2022: \$323,328  
2023: \$298,909  
2024: \$568,088

The 2024 budget represents a near-doubling of previous years' maintenance allocations. Despite this substantial investment, the superintendent acknowledges that even these increased expenditures will be insufficient to address the district's comprehensive capital needs over the next decade.

This strategic approach demonstrates a commitment to long-term facility sustainability, balancing immediate repair needs with forward-looking infrastructure planning.

Per pupil funding for the district this year is \$2,542,775. CED Capital Renewal policy requires a Capital Reserve fund of 1.5% of this funding. This is \$38,141.

ASD Is committed to doubling this to maintain a Capital Reserve Fund of \$76,283. This is in addition to the focus on doubling the maintenance budget in recent years.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Aguilar Reorganized 6 (1620) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (1620-SG00001) - - New - Application Number (42)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Building Trades (construction, welding, woodworking), Auto Mechanics, Media (digital, video production, music production, drones, website/app-building, news broadcasting).

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.



**\* B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

After a decade of a targeted focus on academic performance to move the Aguilar School District out of Turnaround status, the campus faces imminent facility failures that threaten the safety and educational opportunities of its students, staff, and community members.

The main school building suffers from severe roofing system failure causing widespread water damage and creating hazardous conditions throughout the facility. The 1930's gymnasium operates without a functioning HVAC system, making nearly unusable during extreme temperatures. Most recently, both the gymnasium and the main building experienced flooding due to pipes bursting, which has caused extreme disruption to the learning environment and has further demonstrated the urgency of this request for assistance.

The Career and Technical Education building (old bus barn) lacks basic safety systems, required insulation and proper ventilation, forcing the limitation of hands-on learning opportunities.

Site infrastructure presents immediate safety hazards through deteriorating horizontal surfaces and poor drainage. The gymnasium and CTE learning spaces are not connected to the main building, presenting immediate safety concerns as students move between buildings during the school day. These compounding issues have created an urgent crisis where multiple buildings are at risk of closure within 12-24 months due to safety concerns and system failures.

The district proposes a modest facility modernization/consolidation project that will not only resolve critical safety issues but also optimizes and connects campus spaces for enhanced learning opportunities. The proposed project includes removing the outdated, undersized CTE building and reimagining existing underutilized spaces within the main building to modernize and expand CTE programming. This renovation will expand CTE opportunities while ensuring proper health/safety systems, ventilation, and equipment infrastructure are in place. The project will also connect the gymnasium to the main campus, creating a unified facility that includes locker rooms, a commons area "link", and concession space for community events and athletic activities.

Additionally, the proposed renovation will replace the failed roof system and repair water damage in the main building, install modern HVAC systems throughout the connected facility, upgrade safety systems, and address site accessibility and drainage issues. These improvements will eliminate immediate safety hazards while creating an integrated, efficient campus that meets current safety codes, ADA requirements, and educational standards.

This solution consolidates the district footprint and makes use of underutilized spaces and ensures Aguilar can provide expanded educational opportunities and serve as a community hub for years to come. By addressing these issues now, the district can avoid the much higher costs of emergency repairs and prevent the devastating impact of potential facility closures.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Aguilar's grounds and site infrastructure exhibit many critical issues that directly affect accessibility, safety, and functionality. The ADA compliance issues throughout the campus include numerous entry points lacking proper compliant access, insufficient accessible routes between buildings, and non-compliant grade transitions and approach slopes. The paving and hardscape throughout the site show widespread deterioration, with significant cracking in concrete surfaces, deteriorating paving stones, and damaged asphalt areas requiring immediate attention. These surface issues have created numerous potential trip hazards across the campus.

Site drainage presents another significant concern, with multiple areas showing inadequate water management. The improper grading has led to water pooling in various locations, creating potential for water infiltration into buildings and risking foundation damage due to poor drainage patterns. These drainage issues require comprehensive site work to establish proper water management systems.

PK-12 School Building Deficiencies (FCI: 0.48)

The main school building, despite being relatively newer compared to other campus facilities, exhibits concerning deficiencies across multiple systems. The HVAC systems present significant issues, with multiple air handling units at or beyond their useful lifespan requiring urgent replacement. Temperature control remains inconsistent throughout various zones, and vestibules lack necessary supplementary heat.

The building envelope presents the most severe and urgent concerns, with widespread roof failure causing immediate operational and safety issues throughout the building. Multiple active leaks necessitate the strategic placement of numerous trash cans throughout hallways, classrooms, and common areas to catch water infiltration during and after storms. This makeshift water management system creates obstacles to student movement and requires constant monitoring and emptying by maintenance staff. The situation has become so severe that some areas of the building require multiple containers and non-use to manage the volume of water entering through the failed roof system. The roofing membrane shows separation at multiple parapet locations, and water infiltration into exterior wall cavities, particularly evident in the library area, threatens to compromise the building's structural integrity. This ongoing water infiltration has already led to significant damage to ceiling tiles, wall surfaces, and instructional and flooring materials, with visible water staining and material deterioration throughout affected areas. The moisture issues raise serious concerns about potential mold growth and indoor air quality. Structural issues have emerged, especially in the 2005 addition, where settlement has led to stuck doors and noticeable floor level variations, suggesting potential foundation problems that may be exacerbated by the ongoing water infiltration.

The hot water system shows significant deterioration, with heating hot water leaks in the old wing and corroding copper piping throughout the system. A non-functional hot water recirculation pump and water heaters further complicate the situation. Ventilation issues persist throughout the building, with janitor closets lacking proper exhaust systems and rooftop exhaust positioned too close to unit intake openings. Specialized spaces suffer from inadequate ventilation, and the IT server room requires a split unit installation for cooling.

Plumbing systems face numerous challenges, particularly regarding water quality. Severe hard water deposits have led to calcification problems throughout the system, notably affecting kitchen equipment. Frequent toilet malfunction issues plague the facilities, with stuck flush tanks in multiple locations and specific problems in the kindergarten and preschool areas. Water pressure inadequacies have also been reported in various sections of the building.

The electrical systems throughout the building require significant attention, with inadequate outlet coverage and numerous non-functioning outlets impacting daily operations. Outdated electrical panels limit the building's capacity to support modern educational technology needs. Safety systems require updating, including fire alarm components and emergency lighting. The exterior lighting coverage is insufficient for proper security and safety after hours.

Interior elements present various challenges, particularly regarding ADA compliance. The building lacks sufficient ADA-compliant restrooms, and many areas feature non-compliant door hardware. Accessibility issues persist in common areas, limiting proper access for all building users. Interior finishes have deteriorated significantly, with worn flooring materials, damaged wall surfaces, and ceiling damage from water infiltration. Door and window frames show considerable wear, affecting aesthetics and functionality.

#### CTE Shop Building Deficiencies (FCI: 0.60)

The Career and Technical Education building, while smaller in size, presents significant challenges that severely compromise the district's ability to provide modern career and technical education programming. The space is fundamentally undersized for today's CTE programs, forcing students to work in cramped conditions that limit movement and create safety concerns. The environmental systems prove particularly problematic, with the HVAC system relying on window A/C units and basic unit heaters that provide minimal climate control. The absence of an integrated ventilation system and powered exhaust severely impacts air quality and comfort within the space, often forcing instructors to choose between thermal comfort and adequate ventilation by opening doors and windows.

Shop-specific issues significantly hamper educational activities and prevent the implementation of industry-standard training programs. The woodshop

operates without a dust collection system, creating both safety and air quality concerns that limit the types of projects students can undertake. The absence of welding fume extraction capability has effectively eliminated the possibility of offering comprehensive welding instruction, a critical skill in manufacturing and construction trades. Students interested in welding must seek training elsewhere or forego this valuable career pathway entirely. The space suffers from inadequate air handling for specialized equipment and poor temperature control throughout the year, making it difficult for students to complete projects requiring specific environmental conditions.

Safety concerns permeate the facility, severely restricting hands-on learning opportunities. The non-functional hydraulic lift not only limits automotive education possibilities but also prevents students from learning essential diagnostic and repair techniques. The building lacks adequate safety systems and emergency shutoffs, forcing the instructor to limit tool and equipment usage to maintain safety. Outdated tool protection systems restrict the types of operations students can perform, leaving them without exposure to industry-standard equipment and processes. The building systems themselves present safety challenges, with roof leaks threatening equipment and student projects. Inadequate electrical capacity prevents the simultaneous operation of multiple pieces of equipment, forcing inefficient scheduling and limiting practical experience opportunities. Poor lighting conditions throughout the space create additional safety concerns and make detailed work difficult, while limited emergency systems leave the facility vulnerable.

The facility's adequacy for its intended purpose faces numerous challenges that directly impact educational outcomes. Inadequate work areas force students to work in shifts or small groups, reducing their hands-on learning time. The poor flow between spaces creates bottlenecks during class transitions and limits the ability to manage multiple concurrent activities. Tool storage proves insufficient for proper equipment maintenance and security, often resulting in tools being stored in inappropriate locations or becoming damaged due to improper storage conditions.

The building's infrastructure remains far below educational standards. Limited electrical service prevents the installation and use of contemporary manufacturing equipment such as CNC machines or 3D printers, leaving students without exposure to technologies that are now industry standards. Basic plumbing systems cannot support modern cleaning and safety equipment. The absence of integrated technology infrastructure makes it impossible to incorporate computer-aided design and manufacturing instruction, essential skills in modern trade education. The poor climate control further restricts the educational possibilities within the space, as temperature-sensitive materials and processes cannot be utilized effectively. These limitations severely impact the district's ability to prepare students for modern careers in technical fields.

#### Gymnasium Building Deficiencies (FCI: 0.73)

The gymnasium, as the oldest structure on campus, presents several critical health and safety concerns, most urgently the complete failure of its heating and cooling systems. The building currently operates without any functioning HVAC system, creating dangerous conditions during both winter and summer months. During winter, temperatures in the gymnasium frequently fall well below acceptable levels for physical education activities or athletic events, while summer temperatures can soar to unsafe levels due to the lack of cooling and proper ventilation. These extreme temperature conditions pose immediate health and safety risks to students, staff, and visitors, particularly during physical activities. The situation has severely restricted the usability of this essential educational space and has caused the cancellation of numerous athletic events. Most recently, pipes froze during the extreme cold spell in January, which caused flooding in the facility and also forced closure and the cancellation of planned athletic contests.

The HVAC crisis stems from a completely non-operational main air handling unit that is well beyond its service life. Disconnected ductwork in the weight room and deteriorating duct insulation further compound climate control issues. The complete absence of a functioning heating and cooling system creates immediate comfort and safety concerns and also contributes to the accelerated deterioration of the building itself.

Ventilation issues plague the facility, with bathroom areas lacking exhaust systems and locker rooms suffering from insufficient air movement. Poor air circulation throughout the building and inadequate fresh air intake affect present health concerns. These ventilation deficiencies create particular concerns during high-occupancy events.

Life safety systems require immediate attention, with a non-functional fire alarm system due to electrical issues posing significant risks. Emergency lighting proves inadequate throughout the building, while limited egress options raise safety concerns. The poor emergency communication capability further compounds these safety issues. The building's technology infrastructure remains severely limited.

The exterior walls exhibit cracking and failing plaster, while the stone veneer continues to deteriorate. Original windows from 1938 remain in poor condition, contributing to energy inefficiency and water infiltration issues. The interior spaces face numerous challenges beyond normal wear and tear as no significant maintenance or repairs have been made to the building. The basketball court's non-regulation size limits competitive sporting events and poor locker room conditions and limited storage space further diminish the facility's functionality. Students are severely impacted, as there the district is the host for athletic contests.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district's comprehensive deficiency investigation emerged from a rigorous, systematic approach to understanding facility infrastructure challenges. The Facility Condition Index (FCI) assessment produced by the CDE in November of 2024 provided objective measurements of infrastructure that quantified systemic deficiencies across multiple buildings. The main school building received an FCI of 0.48, the Career and Technical Education shop building scored 0.60, the gymnasium ranked 0.73, and site infrastructure measured 0.69.

Internal maintenance staff have played a crucial role in identifying emergency repair frequencies, recurring system failures, and areas requiring constant intervention. Their ground-level observations provided critical insights into the practical impacts of infrastructure deterioration.

Wold Architects and Engineers conducted extensive facility assessments, examining structural integrity, HVAC system functionality, electrical and plumbing infrastructure, safety and accessibility compliance, water infiltration patterns, and fire safety systems. These comprehensive evaluations generated documentation including photographic evidence, written technical reports, and systematic tracking of critical failure points.

The district has also gathered input from teachers, staff, and students, creating a holistic understanding of facility challenges that extended beyond technical assessments. This approach ensured that the investigation considered both structural and human experience dimensions of the infrastructure problems.

Specific documentation focused on critical areas of concern: active water infiltration locations, structural compromise points, safety system failures, ADA non-compliance areas, and potential environmental health risks. The investigation revealed widespread issues that threatened educational delivery, student safety, and facility functionality.

This methodical investigation provided a comprehensive, evidence-based understanding of the district's critical facility needs, prioritizing health, safety, and security considerations in the proposed renovation strategy. The findings demonstrate an urgent need for comprehensive infrastructure intervention to ensure safe, functional educational spaces.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The district proposes a transformative but modest project that will not only resolve critical safety, health, and security issues, but optimize and connect our campus spaces for enhanced learning opportunities and increased efficiency.

The project includes demolishing the outdated, undersized CTE building and renovating existing underutilized spaces within the main school building to create updated CTE facilities. This renovation will expand technical education opportunities while ensuring proper safety systems, ventilation, and modern equipment infrastructure are in place while consolidating our footprint and relocating the CTE space into our main building. This consolidation of facilities will increase efficiency and security across the campus. Although it may seem that the Aguilar K-12 campus is high square footage per student, we are repurposing space within the campus for CTE and eliminating buildings that are not serving students well due to their deteriorating condition. As evidenced by the November 2024 CDE assessment, most systems and building infrastructures are past their useful life and should be budgeted for replacement across the campus. This solution addresses that need.

A newly designed, secured main entry vestibule will provide enhanced visitor management and campus security, featuring controlled access points, modern security screening technology, and clear visibility for administrative staff. The project will also connect the gymnasium to the main campus, creating a unified facility that includes adequate locker rooms, a commons area, and concession space for community events and athletic activities.

Additional scope will replace the failed roofing system and repair water damage in the main building, install new HVAC units throughout the connected facility, upgrade safety systems, and address site accessibility and drainage issues, facilities issues that have plagued the district for years. The targeted scope at the Gymnasium is as follows:

- Window replacement
- Floor replacement
- New HVAC system
- New LED lighting
- New Fire Protection system
- New Fire Alarm system
- Updated finishes
- Gym equipment replacement
- New roof system and storm drainage

These improvements will eliminate immediate safety hazards while creating an integrated, efficient campus that meets current safety codes, ADA requirements, and educational standards.

This solution ensures Aguilar can provide expanded educational opportunities and serve as a community hub for generations to come. By addressing these issues now through the assistance of BEST grant funding, the district can avoid the exponentially higher costs of emergency repairs and prevent the devastating impact of potential facility closures while consolidating our footprint to run our campus more efficiently, effectively, and safely.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of

state and local resources.

#### Master Planning Process:

The district initiated a comprehensive master planning process in Fall 2024, conducting three strategic planning meetings from November 2024 through January 2025. These meetings engaged a diverse facilities advisory planning team with broad representation, including school leadership, staff, community members, parents, and board members. The collaborative approach ensured multiple perspectives were considered in developing a holistic facility improvement strategy, including developing guiding principles to align facilities improvements with core foundational beliefs, values, and local priorities.

#### Deficiency Assessment Methodology:

The investigation began with a state-level assessment validation, leveraging Wold Architects and Engineers' extensive experience in K-12 facility assessment and repair. The process incorporated multiple rigorous evaluation techniques focused on comprehensive understanding of district facility challenges.

#### State Validation Assessment:

Initial assessments focused on compliance with state educational facility standards, identifying critical infrastructure and safety deficiencies. Professional evaluators conducted comprehensive walk-through analyses to document existing conditions, measuring the facilities against current educational and safety requirements.

#### Architectural and Engineering Analysis:

Wold's specialized K-12 assessment team performed detailed evaluations of structural integrity, building systems, and functional limitations. Their comprehensive approach examined building envelope conditions, mechanical and electrical systems, structural integrity, and accessibility compliance through in-depth professional analysis.

#### Site Infrastructure Evaluation:

Detailed site analysis examined drainage patterns, accessibility, traffic flow, and campus connectivity. The assessment identified critical infrastructure challenges, including site grading issues, accessibility limitations, and potential safety hazards that could impact educational delivery and student experience.

#### Technology Infrastructure Assessment:

A comprehensive review of existing technological infrastructure evaluated current capabilities and future readiness. This assessment identified limitations in electrical systems, network infrastructure, and technology integration potential, ensuring the proposed solution would support modern educational technologies.

#### Construction Standards Compliance:

The planning process rigorously evaluated existing facilities against current construction standards, focusing on accessibility requirements, building safety codes, energy efficiency standards, and educational space functionality. This approach ensured that proposed improvements would meet or exceed all necessary regulatory and educational design standards.

#### Key Stakeholder Engagement:

Throughout the planning process, the district engaged multiple stakeholder groups to ensure a comprehensive understanding of facility needs. This collaborative approach incorporated perspectives from educators, students, community members, and technical experts.



The resulting master plan provides a strategic roadmap for comprehensive facility improvements, prioritizing student safety, educational functionality, and long-term district sustainability.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Immediate critical failures have occurred on the campus this year. In mid-January, buildings on campus experienced pipe freezes in extreme temperatures which led to flooding and building closures, disrupting the learning environment. The gym had to be closed and athletic events rescheduled. In addition, HVAC units failed in the main building which led to no heat. There have also been problems with rodents entering the facility.

The main school building's roof system is failing and requires immediate replacement. Without immediate intervention, water damage will continue to cause severe consequences. Water infiltration could potentially force the closure of more classrooms and common areas throughout the building, which has happened in isolated areas. The persistent moisture will continue to compromise the structural integrity of walls and ceilings, while simultaneously destroying educational materials and technology. Mold is suspected to be a problem behind the walls. Most concerning is the potential for partial ceiling collapse in the most severely affected areas.

The gymnasium's complete lack of HVAC has created an immediately critical situation. The facility already has become completely unusable during bouts of extreme weather, forcing cancellation of PE classes/sports practices. Without intervention, the facility will likely require complete closure at some point, resulting in the loss of this essential community gathering space and athletic venue.

It is expected that the CTE building's minimal safety systems and infrastructure will deteriorate beyond usability within two years. This deterioration could force the closure of woodshop and automotive programs. The district could face complete elimination of hands-on technical education programs, devastating career pathway opportunities for students. The facility will be unable to meet state CTE program requirements, effectively ending technical education at the school.

The site infrastructure will continue rapid degradation, leading to compounding problems and outpacing what the district could do on their own. Multiple ADA compliance violations will require facility closure in various areas. The deteriorating surfaces will result in increased trip-and-fall incidents. Major foundation damage from continued water infiltration will compromise structural integrity. The district will face potential emergency closure of walkways and building access points due to safety concerns.

The educational impact will be severe and far-reaching. The school will lose approximately 30% of usable educational space within 2 years, forcing a likely return to priority improvement or turnaround status due to sub-par learning conditions. The entire CTE pathway programs could be partially eliminated, along with PE programs and athletic activities due to the condition of the gymnasium. Enrollment could see a decline as families will seek safer facilities for their children, and this could also pose a staff retention and recruitment issue, when teachers are already a scarce commodity, especially in rural areas.

The financial impact will far exceed the cost of current renovations. Emergency repairs will cost 2-3 times more than planned renovations, while insurance rates will increase due to escalating risk factors. Energy costs will continue to rise due to inefficient systems.



The building's current conditions already violate multiple health, safety, and accessibility requirements. Emergency repairs alone cannot address the systematic failures occurring throughout campus facilities. This is not simply a facility improvement project - it represents the difference between maintaining a functional educational institution and forcing students to seek education elsewhere. The cost of inaction will ultimately exceed the cost of the project many times over, while permanently damaging educational opportunities for current and future generations.

See items in Facility Profile section (character limited)

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\)](#).

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

A multi-pronged approach will be in place to include the ongoing establishment of the district's new Preventative Maintenance Program. This includes a newly implemented, web-based Maintenance Ticket System to track preventative measures such as changing air filters, belts, and other expendable items on equipment, and allows all staff to contribute to identification of maintenance needs. The current leadership has employed trained new maintenance staff in the philosophy of preventative maintenance and is moving away from the historical reactionary approach.

Ongoing training in maintenance procedures will be budgeted for these new staff (Boilers, Air-handling Units, Electrical Systems, etc.). Staff will attend training and certification programs as part of their ongoing employment in ASD.

Service contracts and warranties for maintenance and repair will be utilized and maintenance outside the scope of the district maintenance technician will be used (e.g. Trane, Johnson Controls). The business office will maintain these contracts, a list of contacts, and earmark funds for "Professional Services" in our yearly budget.

A 5-year ASD Maintenance Plan will be created (and Technology Plan) and will be incorporated into our new ASD Strategic Plan. A consolidated campus offers the luxury of identifying items quickly and addressing them efficiently as all staff will occupy one building on a daily basis.

Budgeting the appropriate amount of funding to address issues will be prioritized. There is an assumption in savings of energy costs when the project is completed, so funds can be diverted into a preventative maintenance account and/or capital improvement line item.

Per pupil funding for the district this year is \$2,542,775. CED Capital Renewal policy requires a Capital Reserve fund of 1.5% of this funding. This is \$38,141. ASD Is committed to doubling this to maintain a Capital Reserve Fund of \$76,283.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Aguilar Reorganized 6 (1620) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (1620-SG00001) - - New - Application Number (42)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

33.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

16.5

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	16,048,659.66
D. Applicant Match to this Project	\$	2,648,028.84
E. Requested BEST Grant Amount	\$	13,400,630.82
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	16,048,659.66

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

523


4 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

4 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

12/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

12/01/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Fransen Pittman and Nunn Construction assisted with the hard costs estimates. Wold Architects and Engineers developed the Detailed Project Budget using the hard cost estimates and applying other applicable soft costs based on other recent project examples for similar scope.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Justin Cowan, School Superintendent will manage the project on behalf of the Aguilar School District. As the chief executive officer of the school district, he will be involved in all design and construction meetings and will be responsible for day-to-day decision making and will communicate with school staff and the School Board when necessary. Major milestones and final decision-making on the project will be approved by the Board of Education. The School District will also procure the services of a 3rd-Part Owner's Representative to assist in managing the daily project activities and reporting to the BOE.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

ASD will follow the CDE/CCAB policy adopted by our school board. There will be no deviations from this policy:

DAC-Federal Fiscal Compliance  
DJB-Federal Procurement  
DJE Bidding Procedures

From ASD Policy:  
Competitive bidding threshold (\$250,000 or more)

The district must conduct a cost or price analysis for purchases that exceed the simplified acquisition threshold. At a minimum, this must include making an independent estimate before receiving bids or proposals (including noncompetitive proposals). A cost analysis means evaluating the separate cost elements that make up the price. A price analysis means evaluating the total price, without looking at the individual cost elements.

Whenever appropriate and relevant to the specific transaction, the cost analysis may include life-cycle cost estimates which must then be incorporated into any solicitations of bids or proposals.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The Aguilar School District has prioritized grant funding for a number of years, as most grant funds have been directed at school turnaround efforts. With a transition in leadership, a renewed interest and need for capital improvements has emerged. The school was awarded funding over the 2023-2024 school year that was utilized to install a camera system and scan cards in portions of the building, but this funding was not able to cover the cost of what is needed to purchase a camera/card system campus-wide. Funding totaling approximately \$168,000 from the CDE's rural co-action grant has supported the purchase of equipment and materials for CTE programming and infrastructure. The district has also utilized e-rate funding to provide a reduction in cost for information technology-related service and systems.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The proposed renovation presents an opportunity for utility cost reduction through strategic demolition and energy-efficient upgrades. By removing approximately 8,500 square feet of obsolete structures including the old cafeteria, bus barn, boiler building, and gymnasium entry, the district will substantially reduce its overall maintenance and utility footprint. The new project solution will result in an overall net reduction in 3,000 square feet for the School District (after the 8,500 SF demo and addition to connect the main school building to the Gymnasium).

The gymnasium renovation represents the most substantial energy efficiency improvement. Replacing outdated 1938 windows with modern, high-performance glazing will dramatically reduce heat transfer and air infiltration. New energy-efficient HVAC systems will replace the current non-functional climate control infrastructure, providing precise temperature management and reducing overall energy consumption. The roofing system will also be upgraded to increase the envelope R-Value.

Anticipated Energy Reduction Strategies:

Demolition of underutilized spaces will reduce heating and cooling requirements by eliminating poorly insulated, inefficient structures. The new gymnasium envelope will incorporate contemporary thermal barrier technologies, including improved insulation, high-performance windows, and sealed entry points. Targeted HVAC zoning will allow for more precise climate control, reducing unnecessary energy expenditure.

The renovation will replace aging electrical systems that currently limit energy efficiency. Updated electrical infrastructure will support more efficient lighting, reduced power consumption, and better integration of energy management technologies. Smart building controls will enable automated temperature and lighting management, further reducing utility costs.

The current utility expenditures total approximately \$140,000 annually. The School District plans to achieve a reduction based on the envelope and HVAC unit upgrades in the gymnasium and portions of the existing main school building. The consolidated facility footprint, combined with modern energy-efficient technologies, will generate significant long-term operational savings.

Additional savings will emerge from reduced maintenance requirements. The current infrastructure demands constant emergency repairs and temporary mitigation, consuming substantial staff time and resources. The proposed renovation will replace aging systems with modern, reliable infrastructure, further reducing operational costs.

The district anticipates these improvements will not only generate immediate utility cost reductions but also provide long-term financial sustainability by minimizing ongoing maintenance expenses and improving overall facility performance.

BEST School District and BOCES Grant Waiver Application

**District or BOCES Name:** Aguilar Reorganized 6

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

A partial waiver of the matching contribution would significantly enhance educational opportunity, equity, and quality in the Aguilar School District. The Aguilar School District represents a critical need for targeted support, with facilities challenges that demand immediate intervention. With a total community of 442 residents, the district faces extraordinary obstacles in maintaining and improving educational infrastructure and opportunities.

The demographic vulnerability of the community prevents voters from assuming additional tax impact, as even slight increases can be burdensome. This is especially challenging as the District has now improved achievement and growth on school performance frameworks to move away from turnaround status and seeks to further develop robust educational programming, providing safe and secure learning environments that are equitable despite these limited local resources.

The proposed improvements are essential for student safety and educational quality. These improvements include comprehensive facility upgrades addressing aging infrastructure, restoration of the 1930's gymnasium as the sole venue for physical education and athletic events K-12, right-sizing and renovating existing educational spaces to maximize resources and implementing what we believe are the most fiscally sound improvements to bring the campus into the 21st century.

A waiver would enable the District to further develop essential educational programs, such as the expansion of CTE offerings and planning for future-ready learning. This includes creating more flexible, adaptive learning spaces that support modern educational approaches.

Safety and security improvements are paramount in this proposal. The renovations are critical for eliminating potential health and safety hazards in aging facilities, creating secure modern learning environments, and ensuring students have access to basic educational infrastructure like functional gymnasiums and updated learning spaces.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Aguilar School District faces multiple extenuating circumstances and unusual financial burden which should be considered in determining the appropriateness of a partial waiver of its matching contribution. The School District is Aguilar's largest employer. Of its 29 staff, 48% live outside the community and 35% do not own property. None of these members would contribute to funding a bond election in Aguilar. Only 17% of staff (5 people) would contribute to the bond election.

Unlike other small communities in Colorado, Aguilar has no industry, nor tourism, and no jobs to offer. With only a mercantile, hardware store, and micro-grocery store, there are no employment opportunities for the majority of its residents. Residents who work gather and sell firewood, work seasonally as hunting guides, and sell potatoes from a tent-shade setup on Main Street. Government jobs are limited to a Postmaster and 5 town positions. Employment declined at a rate of -3.1% (over a year) according to the latest census data. Transportation costs to work in neighboring towns is prohibitive and 52% of workers carpool.

Home ownership rate is 75% and households average for transportation is 1 vehicle. Most of its homes are delapidated and in need of considerable repair. Twenty-five percent of homes are unoccupied (and not maintained) or rented. The median age is 63.5 with 58% on a fixed income. 60% of the population is above 60 years old. Many of our families are on government assistance.

The median household income is only \$27,066 for 273 households. Every penny counts toward survival in these households. Even a \$10/month increase in taxes is a burden. This is a 10.2% decrease in only one year (2021-2022/latest census data) and this trajectory remains unchanged. The employment rate is only 42%.

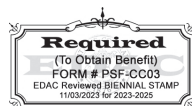
Property does not generate much income compared to towns in Colorado with a tourist, second home owner, farming/ranching or industry economy with only a median value of \$86,900 (compared to the national average of \$281,900).

17.3% of the population for whom poverty status is determined in Aguilar, CO (79 out of 456 people) live below the poverty line, a number that is higher than the national average of 12.5%. The largest demographic living in poverty are Females 45 - 54, followed by Females 65 - 74 and then Females 18 - 24. Additionally, only 86.6% of the population of Aguilar, CO has health coverage, with 20.4% on employee plans, 23.5% on Medicaid, 23.5% on Medicare, 17.5% on non-group plans, and 1.75% on military or VA plans. 27.5% of the population is disabled.

Divorce, overdoses, parents in prison, and deaths contribute to Aguilar's poverty and unstable living conditions for our kids. Only 39.6% of households are married couples.

Source: Data USA, [https://data.census.gov/profile/Aguilar\\_CCD\\_Las\\_Animas\\_County,\\_Colorado?g=060XX00US0807190038](https://data.census.gov/profile/Aguilar_CCD_Las_Animas_County,_Colorado?g=060XX00US0807190038)

(3000 characters max)







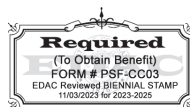
*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$380,705.12	7.3%	10% max
Median Household Income	\$29,949.00	0.28%	25% max
Free and Reduced Lunch %	*	1.4%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills \$/Capita	\$593.56	16.067%	20% max
Remaining Bond Capacity	\$9,669,910.00	7.98%	20% max
	<b>Total CDE Minimum Match</b>	<b>33%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

There are no match factors indicated above that inaccurately or inadequately reflect the Aguilar School District's financial capacity, except for the median household income that should be adjusted to \$27,066. Although the District's minimum match is relatively low compared to other districts, even a \$10/month increase could be very burdensome to our community with very limited financial capacity.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

Efforts have been made to coordinate this project with supplemental funding, however, the magnitude of facility improvements required and limited funding sources available are not sufficient to address the capital improvements needed. Grant funding was secured over the 2023-2024 school year that provided minimum security upgrades including cameras and scancards for secure entry in some locations in the 2005 building. The District also leveraged funding from the Rural Co-action grant in partnership with the SC BOCES to purchase supplies, materials, and curriculum for career-connected learning in the amount of approximately \$170,000.

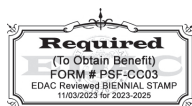
Since then, the District has sought funding opportunities that allow for capital projects, but there has not yet been another round of safety/security grant funding that has come available and we have not found any other viable funding source that aligns with our capital needs.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	33%
Match Percentage Requested	16.5%
Amount of requested reduction from CDE Minimum	16.5

Is a Statutory Limit Waiver also being submitted?  Y  N



February 3, 2025

Capital Construction Assistance Board

Re: BEST Grant, Aguilar School District RE-6

To whom it may concern:

I am writing today to express my support for Aguilar School District's request for BEST funds. I am a graduate of the Class of 1996. Aguilar is a small rural school with an immeasurable importance to the community whose children it serves.

Currently, the school is in desperate need for emergency grant funding to save its historical gymnasium, where I was a cheerleader, where I played basketball and volleyball, where I was crowned Inter-Class Tournament Queen and where I danced during homecomings and proms as well as decorated for them nearly 30 years ago. For the gymnasium to continue serving future generations with wonderful memories like mine, it needs numerous repairs.

BEST funds are being sought to replace all plumbing (including current badly corroded pipes), all electric, heating, fire alarms and various other refurbishments including a new clock scoreboard now required by the State of Colorado. This funding will also address refurbishing the locker rooms, commons area, update the windows, and more.

One of my most fond memories about my time as a student in Aguilar was that when I and other students who were going to be seniors the next year asked for physic and trigonometry classes be added for us, our superintendent Mrs. Stanton made it happen. This is the level of commitment that Aguilar staff had and continues to have for Aguilar students. The administration and teachers supported many clubs and organizations, which I look back on with fondness including Journalism, Ski Club, Knowledge Bowl, FBLA, and Honor Society (to name just a few that I was part of). These clubs supported my growth in many ways that, in addition to my teachers and classes, contributed to my success later. After graduating in 1996, I went on to graduate from the University of Southern Colorado, now Colorado State University-Pueblo, to become a marketing professional in Colorado Springs, currently working for a large aerospace corporation. The foundation of my life is made up of my time in Aguilar and was guided by the teachers and staff who worked there. The school needs this funding to continue building students up and preparing them for life the way it did for me.

I cannot stress enough my endearment to this town and Aguilar School District RE-6. Please carefully consider their BEST grant request for award and know that this award will mean more than you could ever imagine to the town, its parents and its children.

Sincerely,

  
Kassie Carley

[kassie.carley@gmail.com](mailto:kassie.carley@gmail.com)

719-314-9400

**Tom Maddox, Attorney at Law**  
**21730 County Road 46**  
**Aguilar, CO 81020**  
**(719) 680-2609**

February 5, 2025

Division of Public School Capital Construction Assistance  
1525 Sherman Street, Suite 309  
Denver, CO 80203

RE: Best Grant for Aguilar School District RE-6

To Whom It May Concern:

I am writing in support of a Best Grant for our public school in Aguilar, Colorado. As an attorney who has practiced law for almost 47 years now, I truly, truly appreciate the value of a quality education. I am concerned, however, that due to the numerous health, safety and security improvements desperately needed at our community public school, the Aguilar students struggle to study in an environment that is conducive to learning. Like many other members of our community, I believe that a Best Grant is just the right vehicle to allow our school to commence the improvements that will provide our small-town rural students with the equal opportunity to learn in the healthy and safe environment that most big city students probably take for granted. Our School Staff works miracles with what they have, but they need so much more.

With major funding for the Best Grant Program coming from The Colorado State Land Board, it seems only appropriate that a rural school like Aguilar should receive a grant, since most State Land Board property is likely located in such rural areas. My wife and I lease land ourselves in Las Animas County from the State Land Board, and we would love to see some of the rent we pay go back to help our local school in Aguilar.

Thank you for taking the time to review this letter, and please feel free to contact me if you need more information regarding the specific repairs and improvements we would like to see at our School.

Sincerely,

Tom Maddox, Attorney

February 4, 2025

To Whom It May Concern

Re: Aguilar Reorganized School District No. 6

420 North Balsam

Aguilar, Colorado 81020

It has come to the attention of our community that our local school is in dire need of some basic but crucial repairs and upgrades to their school and gym. We are a tightknit community that cares deeply about the educational opportunities afforded to our children. This is an underserved area with few offerings for our youngsters. School is everything to them and is the link to their future in the outside world. **They deserve the very basics that are offered to all other Colorado students.** They should feel safe while at school and be able to study in well maintained facilities that do not compromise their health and safety in any way (facility roofs that do not leak, heat, air conditioning, secure doors, etc.) but that doesn't appear to be the case here in Aguilar. The school badly needs funds to bring the school facilities up to standards.

It is my understanding that caring individuals associated with the school are attempting to obtain a BEST Grant to help them bring the school campus in line with CDE's criteria of Health, Safety and Security. We are in a rural and often forgotten area of Colorado because of our location and sparse population. Our children deserve the same educational opportunities that their contemporaries enjoy in the more populated areas of Colorado with a bigger tax basis.

I am a 5<sup>th</sup> Generation Colorado Homesteader who operates a family livestock business here in the Aguilar area. After my family has helped settle this area of Colorado and continuously operated for over 137 years, we are saddened to see that our local community does not have more services to offer our youngest generation. My parents both graduated from the Aguilar School district in the 1930s, traveling from the surrounding canyons to attend school. All these years later, at the very least, we need a functioning school to *give our children a chance to succeed*. My personal plea is that you take into account that their present situation presents problems and any consideration being given toward awarding this school a BEST Grant be weighted because of their immediate need.

Respectfully,

Diane (Gallino-Vigil) Maddox

21730 County Road 46, Aguilar, CO 81020

● **Campuses Impacted by this Grant Application** ●

**Frenchman RE-3 - K-12 Renovation and Addition - Fleming K-12 - 1938**

<b>District:</b>	Frenchman RE-3
<b>School Name:</b>	Fleming K-12
<b>Address:</b>	506 North Fremont Avenue
<b>City:</b>	Fleming
<b>Gross Area (SF):</b>	70,891
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$24,258,318
<b>Condition Budget:</b>	\$13,959,076
<b>Total FCI:</b>	0.58
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,925,196	\$3,904,710	0.99
Equipment and Furnishings	\$1,499,234	\$787,665	0.53
Exterior Enclosure	\$5,139,411	\$421,221	0.08
Fire Protection	\$16,543	\$941,193	56.89
HVAC System	\$2,319,099	\$2,775,180	1.20
Interior Construction and Conveyance	\$4,726,034	\$4,335,070	0.92
Plumbing System	\$1,042,628	\$544,353	0.52
Site	\$2,507,739	\$1,142,076	0.46
Structure	\$3,082,434	\$28,914	0.01
<b>Overall - Total</b>	<b>\$24,258,318</b>	<b>\$14,880,382</b>	<b>0.61</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fleming K-12 Main	66,391	0.58	1938	\$21,246,401	\$13,153,920
Fleming K-12 Agriculture	4,500	0.62	1998	\$894,108	\$603,624
Fleming K-12 Site	522,720	0.53	1926	\$2,117,809	\$1,122,838
<b>Overall - Total</b>	<b>593,611</b>	<b>0.58</b>		<b>\$24,258,318</b>	<b>\$14,880,382</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Frenchman RE-3

**County:** Logan

**Project Title:** K-12 Renovation and Addition

<b>Current Grant Request:</b>	\$50,204,598.15	<b>CDE Minimum Match %:</b>	50%
<b>Current Applicant Match:</b>	\$9,571,093.00	<b>Actual Match % Provided:</b>	16.01168103%
<b>Current Project Request:</b>	\$59,775,691.15	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$59,775,691.15	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$672.65	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$98.32	<b>Affected Pupils:</b>	222
<b>Hard Costs Per Sq Ft:</b>	\$574.33	<b>Cost Per Pupil:</b>	\$269,260
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	400
<b>Previous BEST Total \$:</b>	\$0.00		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	222	<b>Bonded Debt Approved:</b>	\$597,604
<b>Assessed Valuation:</b>	\$47,855,465	<b>Year(s) Bond Approved:</b>	20
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	\$9,570,000
<b>PPAV:</b>	\$215,565	<b>Year(s) Bond Failed:</b>	24
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$65,850	<b>Total Bond Capacity:</b>	\$9,571,093
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	24.6%	<b>Bond Capacity Remaining:</b>	\$9,571,093
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,268.08		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

**Frenchman RE-3 (1850) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00002) - - New - Application Number (38)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Frenchman RE-3 - 1850

Other, not listed

Frenchman PK-12 Renovation and Addition

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Fleming PK-12 school is located in the Town of Fleming, Colorado and was originally constructed in 1914. Through a consolidation with several other area schools, the Fleming K-12 School became the only public-school facility in the area. In 1959, the school district was officially formed, and the Frenchman Re-3 School District boundaries established. Through our buildings' 110 years of history, one demolition and six additions have occurred, providing a larger facility and comprehensive educational programming for our district's growing enrollment, and to serve all grade levels from pre-kindergarten to high school students.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In 1938 a new gymnasium was added to the original 1914 structure, providing much-needed indoor physical education and athletic spaces. In 1963-64 the original 1914 school building was demolished, and two additions were incorporated to provide a larger facility for the growing enrollment, expanded educational programs, and to serve pre-kindergarten students. In 1973 a new main gymnasium and auditorium were added, providing for expanded athletic and performing arts programs. In 1995, the Town of Fleming supported an addition, establishing a shared library amenity for both the school and the Fleming community to utilize. The inclusion of a public library is a testament to the strong support and community partnerships that Frenchman Re-3 School District and the Town of Fleming share to this day. In 1998, the last two major projects and educational components were added to the school, which included a new cafeteria, attached to the original structure, and an agriculture building which was constructed across West Champa Street to the south.



In the last 3 years various upgrades to the HVAC system have been made, adding new gas-fired boilers to account for a failing geo-thermal mechanical system. The current geo-thermal system is in a state of failure, running at 50-60% of its original capacity. The new boilers were added at a critical time to provide necessary capacity to the heating side of the mechanical system. Currently, due to a multitude of leaks within the in-ground loop grid, and other on-going failures within the system, the geo-thermal system is only providing cooling to the school. We have been systematically replacing deficient and aging fluorescent light fixtures with high efficiency LED fixtures and have replaced approximately 50% of the light fixtures in our school at the time of this submittal. Cosmetic maintenance, such as painting and as-needed floor finish replacement has occurred in the last 3 years, but there hasn't been a major capital improvement to our school in over 25 years.

Due to age of the 1938 gymnasium and 1960's additions, we have submitted information to History Colorado about our facility and the proposed project. History Colorado has determined that the school is not a property of Historical Significance.

Research from information available, the bond measures that have passed after the 1938 gymnasium addition were in 1963, 1973 and 1998. The 1995 addition was funded through local Town of Fleming tax revenue sources. It is believed that all other interim projects were funded through school district budgets. Upon analysis from the consulting team, these interim projects were viewed as band-aid solutions as issues arose and the associated remedies were critical to occur immediately. The school district has made continual strides in forecasting future needs by completing a comprehensive master plan and facility assessment in 2023-24 and then updated in 2024-25.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The school district will budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs, as well as creating a reserve for future replacements and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as our facilities age. The district annually transfers money into the capital projects fund from the general fund. The current amounts for 2024-25 are budgeted at \$200 per pupil. These transfers may increase as needed depending on the projects required and planned for each year.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Frenchman RE-3 (1850) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00002) - - New - Application Number (38)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input checked="" type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Career and Technical Education is a key driver for the Fleming PK-12 School and the success of our students. Over the last several years there has been a strong focus on developing and adding career and technical programs that support students looking to graduate and gain employment in the Eastern Colorado region. The district has made it a priority to offer unique programs, but the physical space requirements for classrooms and labs are beyond the current floor plans abilities. Simply put, our existing school doesn't have to ability to support the CTE opportunities we offer. New and renovated spaces are a part of this BEST Grant application and are indicative of careers that support our growing region, which will provide lucrative employment opportunities for our students upon graduation. The existing Agriculture Lab will be renovated and modernized, and the Construction & Trades Lab and classroom, Robotics Lab, and STEM Lab will be a part of the new construction and will accommodate current District programmatic offerings that are currently operating in various make-shift/non-functional spaces within the existing school.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

**\* B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

Did not make the funding cut line - Backup /Alt.

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The deficiencies our school faces are multi-faceted and are generally attributable, and a result of multiple eras of building additions spanning 85 years in age. The facility has endured decades of "band-aid" reactive remedies instead of proactive and wholistic solutions. In this year alone, our school has endured critical HVAC issues that have compromised our students and their learning environment on a daily basis, accounting for school closures of weeks at a time. A failing geo-thermal mechanical system that runs at 50%, severely outdated electrical distribution systems, and a lack of indoor air-quality with zero fresh-air ventilation in our classrooms leads to health and safety issues. Programmatically, a high proportion of our classrooms and learning labs are below CDE square footage minimum standards, irregularly proportioned and technologically aged-out. It is through these dire circumstances that we feel we must again ask for assistance from CDE and the B.E.S.T. grant program.

The proposed PK-12 school is a product of wholistic school needs and community support. Through a series of work-sessions with a re-formed Visioning Team, the master planning team revisited last year's solution and concluded that a new proposal was necessary to adequately and appropriately connect the programs of the primary, intermediate and secondary grade levels in a safe and secure school facility.

Primarily, our proposed plan is a combination of renovation, new-additions and demolition of outdated and end-of-life portions of the school facility. The proposed plan renovates 25,372 square feet of the existing high-volume components of the main gymnasium, auditorium and agriculture/CTE program, constructs 63,494 square feet of new additions and demolishes 45,519 square feet of the existing school. Additionally, the 3,805 square foot Wrestling Building on Main Street will be taken off-line , permanently closed, and the program moved into the main school building.

The proposed school layout shall group instructional zones, organized around Primary, Intermediate and Secondary grade level considerations, with shared programs and amenities to be centralized within the "heart of the school". Our core values of "Connection and Camaraderie" were key in our planning and thoughtful considerations in the arrangement of our renewed school layout. The plan is efficient, well daylit, and utilizes the new site acquisition opportunities and associated acreage, to the west of the existing footprint, in response to a very tight existing site.

**Project Description**

## Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Safety, security, health & technology are categorized as priority one for our Fleming PK school. The deficiencies at the school are associated with the site and building security, hazardous materials, air-quality, HVAC, sewer & plumbing systems, fire protection, electrical systems, technology, roof & building envelope, site safety, food service equipment, door hardware, & ADA accessibility.

Security (Security, Safety, Health, Technology):

The administration area is set internal to the building and does not have direct visibility to the entry to the vestibule, access controls, an integrated panic button, and line-of-sight visibility to drop-off zones and parking lots areas. Staff are unable to observe and assess who is approaching and attempting to enter the building. The community library shares the main entry vestibule, and interior access with the school increasing the vulnerability of the school during school hours. Visitors to the community library can freely access the school. The building is bounded on four sides by roads that are all directly adjacent to the building with no buffer. There are no elements of intrusion detection consisting of door position switches, motion detection, or glass breakage sensors throughout the facility. Exterior doors are old and not latching properly further compounding the overall perimeter security issues. There are 22 exterior door locations, 5 of which are within classroom spaces, and 5 are from an unsecured courtyard area, creating security issues as students and staff often prop open doors for easy access and/or ventilation. These doors do not have door positioning sensors nor exit egress lighting. The school lacks adequate exit egress lighting around the entire perimeter. There are no identifiable markings on the exterior doors to communicate with emergency responders. A security card reader system does not exist for any entries. Classroom vertical blinds have missing panels and malfunction which hinders the ability to secure a classroom from views in the event of an emergency Most door hardware is a mix of various ages and types of levers/knobs that are unable to lock with one motion to meet current code. Interior access from gymnasiums does not allow them to be separated and secure from the academic learning spaces allowing people to roam the halls freely during an afterhours athletic event. The bell and PA systems are 50+ years old and have reached the end of

their life cycle. The PA system has been patched many times with the inability to control volume across the school. The school's fire alarm system is equipped with outdated horns and strobes, without communication or functionality for voice evacuation.

#### Hazardous Materials (Safety, Health):

We have worked with an environmental consultant to assess all suspected areas of hazardous materials in our school. Over the years, the district has prioritized abatement as capital improvements were made. Asbestos containing materials (ACM) can be found in floor tiles, floor mastic and roof mastic. Our environmental consultant has provided information on how to mitigate these hazardous materials for our proposed solution. In addition, the chemical storage for our science room is considered insufficient and in need of improvement and we do not have a working fume hood.

#### HVAC, Sanitary Sewer and Plumbing Systems (Safety, Health, Technology):

The heating and air conditioning system is primarily comprised of distributed heat pump fan coil units. Except for the gym and kitchen spaces, each zone has a dedicated heat pump. A ground-sourced heat pump condenser loop connects each heat pump within the building to a horizontal loop field. Gas-fired boilers provide supplementary heating for the condenser loop when the demand of the heat pumps exceeds the capacity of the ground loop. Many of the ground loop circuits are leaking and have had to be isolated from the condenser loop to prevent total failure. This has significantly compromised the capacity of the system. Currently, it is estimated that the system is operating at 50-60% capacity and supplemental gas-fired boilers have been added. During the winter months this reduction in capacity is masked by the operation of the boilers. In the summer months this reduction in capacity results in less than optimal efficiencies of the heat pumps and compressor failures have occurred. Most recently, In Mid-January 2025, we lost heating throughout our school and had to close for a full week due to freezing temps and HVAC failures. The sanitary sewer line from the kitchen continually backs up with food waste. The sewage backup occasionally overflows the cleanouts in the cafeteria disrupting lunch and resulting in the facilities staff using wet/dry vacuums to hose out the sewage. Our kitchen hood is not equipped with a code compliant fire-suppression system which is a fire and safety issue.

#### Indoor Air Quality (Safety, Health):

A primary concern at our school is the lack of outside air ventilation. Outdoor air is required by the International Mechanical Code (IMC) for all occupied spaces and is lacking. Proper ventilation is critical to the learning environment and health and welfare of the building occupants. There is currently no ventilation or outdoor air provided to the heat pumps. Any new or replacement mechanical equipment will be required to be provided with ventilation. Our middle school science classroom is not sized for lab functions, and it does not have proper ventilation. Similarly, our high school science classroom does not have an operational fume hood, so chemistry experiments are drastically limited. Neither gym is equipped with a means of ventilation or fresh air.

#### Fire Sprinkler (Safety, Security, Health, Technology):

There is no fire sprinkler system/fire suppression system at the school. There are also cross corridor security gates throughout the building that do not meet the current fire code, and voice evacuation does not exist as a part of the fire alarm system.

#### Electrical System (Safety, Security, Health, Technology):

There are (3) three existing branch circuit panelboards that are in poor condition and near the end of their life. The facility director struggles to find replacement parts due to its age. The system is beyond its useful life and the facilities director fears he will be unable to source parts, leading to difficulties keeping the school open when electrical systems fail. More than 50% of our school, including classrooms, are still equipped with fluorescent lights and have no lighting controls. Students utilize Chromebooks for educational purposes during the school day and convenience receptacles are extremely deficient given the vintage of the building. The District has been cited for multiple Fire Inspection violations due to daisy chaining power strips and extension cords.

Access to power is severely lacking throughout.

Technology (Security, Technology):

A lack of power and technology infrastructure as well as outdated technology equipment impede delivery of the most basic education at times. Unreliable Wi-Fi and internet connection, Promethean boards or laptops that don't work, and lack of power availability take time away from teaching and learning.

Roof and Building Envelope (Safety, Security, Health):

The roof system at the facility is an over-framed standing seam metal roof that has been applied over the original flat roofs. This occurs over the entire facility. The plenum space between the original flat roof areas and the over-framed metal roof areas is un-sprinklered and unprotected from fire. With the entire school lacking any fire-sprinklers, the plenum space between the two roof systems is a point of concern as access into these areas in the event of a fire is greatly limited. Water intrusion at the perimeter due to improper drainage results in heaving slabs that have pulled exterior paving away from the exterior wall, creating an easy path for water infiltration and damage along the perimeter foundation walls.

Site Safety (Safety, Security, Health):

Our playfields and athletic fields are across the street. This poses an unsafe and difficult situation for our youngest students. Buses entering our campus do not have a separate and safe bus loop for student drop off. Bus riders are dropped in the parking lot right at the front entry along with parent drop-off. There are not adequate ADA parking stalls and our accessibility challenged students and visitors must be dropped off at a separate location at the side of the facility for ease of access to the school. Our parking lot does not have appropriate site lighting. It has been noted in our assessment report that most of our concrete and asphalt paving is cracked and should be replaced. The asphalt is crumbling in areas that make pedestrian access a trip and fall hazard, and many of the sidewalks around the perimeter and in the courtyard have heaved and cracked over time and are considered a slip and fall hazard. We do not have a separate pre-K play yard which does not comply with licensing requirements. PreK students play on the existing play yard, with equipment is dates to the early 1990's and is beyond its useful life. Fall zones in our existing play yard are not compliant with today's codes. The depth of the pits is not deep enough to have the depth of fall material required by today's standards.

Americans with Disabilities Act Accessibility (Safety, Health):

The site does not meet ADA compliance. There are sloped and cracked concrete and asphalt paving areas throughout the entire site. Perimeter sidewalks do not have access ramps. Playgrounds do not meet accessibility requirements. The interior areas of our school do not meet ADA requirements for accessibility to most of our classroom spaces and restroom facilities. Classroom entries match the width of the door without proper push and pull clearances. Restrooms are in violation of fixture type, location, and without proper handrails and knee space below fixtures.

Interior Systems (Safety, Security, Technology):

The CDE assessment noted that almost all interior systems such as fixed casework, all flooring finishes, including both gymnasium wood floors, and 1938 bleacher systems, exterior doors/frames and windows throughout, and plumbing fixtures are beyond their useful life. These items were confirmed by the master plan team and replacement was recommended.

Academic Programming:

CDE's Adequacy Assessment report and our master planning team identified many classroom spaces that are insufficiently sized, proportioned, and structured to support the programs in which they serve. A reorganization and re-alignment of the learning spaces is in great need. We have identified the

following educational environment deficiencies that inhibit instructional delivery and have a detrimental impact to the learning environment:

**Classrooms:**

8 out of our 20 classrooms are undersized per CDE square foot requirements and several are very poorly proportioned. The classroom spaces are not zoned efficiently for primary, middle, and high school and reorganization of the educational use plan is a critical need.

**Science:** The high school and middle school science classrooms/labs are undersized at 683 sf and 686 square feet respectively. For the number of students that these classrooms/labs serve, a minimum size of 800 square feet is needed. Neither of the science rooms have an appropriate prep room or storage space.

**Flexibility:**

The heavy and bulky furniture is not conducive to quick rearrangement within a classroom and takes up a lot of space, resulting in classrooms that feel too small and crowded. We lack readily accessible and easily supervised group study spaces in the school to support group learning or sharing.

**Acoustics:** Teachers can clearly hear class activities in adjacent classrooms on a regular basis, making it difficult for students to focus on the activities in classrooms

**\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.**

On January 5, 2017, CDE completed the facility assessment for our 70,891 square foot school. Per this report, the Facilities Condition Index (FCI) of the building was rated at 0.57 and the site was rated at 0.51. As of the writing of this submittal, the school is now an additional 8 years of age and upon further investigation with our master planning design professionals, and the addition of a myriad of mechanical and electrical issues, we believe our school's FCI rating would be nearing .63 or greater. Additionally, we also believe our schools' adequacy index has greatly decreased in its ability to support modern educational learning environments and spaces. With the condition of the school and poor index ratings, we have firm indications that our school has aged into a facility that has strong needs for a major facility improvement.

In April of 2023, district administration and the school board decided upon review of ongoing maintenance and facility issues and the 2017 CDE assessment reports, to engage in a thoughtful long-term master planning process. The master planning process began in the summer of 2023 with a thorough facility assessment, providing an additional look into our school and adding necessary detail to the 8 years of age the building has incurred since the work done by the CDE staff in 2017. Our intent was to study and analyze our school for potential issues that inherently exist in a facility that includes portions that date back to 1938. Through a competitive procurement process, we selected an educational design and master planning firm comprised of architects, engineers, and a general contractor to provide design, cost estimating and facility analysis.

The master planning team performed a comprehensive facility assessment through extensive site visitations and exploration, the study of existing as-builts plans, specifications, facility mechanical, electrical, technology, and site reports, and exhaustive repair histories. Our districts' facilities director was key in conveying the history of repairs and modifications that have been performed within the facility and campus. The detailed facilities assessment performed by our master planning team, as well as the 2017 CDE assessment provided a deep dive into the poor condition of our facility and the costs and complexities it would require in its repair. The reports and facility summaries are included in volume 2 of the attached Frenchman School District Re-3 Master Plan. The original master plan was completed in 2023-24 and more recently updated in January 2025.

The School District is also in process of engaging a site surveyor(s) to perform utility infrastructure, topographic, and geotechnical surveys and reports.



Additionally, an environmental engineer will be updating our phase 1 hazardous materials report.

Additional coordination and communication has been ongoing with the town and community. With the proposed plan and expansion of the school to the south and west we have secured assurances and agreements from the Town of Fleming that road closures of Champa Street and Lincoln Avenue, that abut directly to the school campus, is acceptable and approved.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The deficiencies our school faces are inherently a result of multiple eras of building additions to the 1938 gymnasium structure and years of "band-aid" reactive remedies instead of proactive and wholistic solutions addressing our needs. This is evidenced by six additions over the life of the building. The oldest areas of the school are 86 years of age, and the newest additions have been in service for over 26 years. The Fleming PK-12 school is an average of 53 years of age, and many aspects of our facility have simply reached the end of their life. Our school district and community are of a "we'll do it ourselves" character and we have proposed facility options and improvements that we could fund from the existing budget or projects we felt the community would support with a bond referendum. For the first time, a year ago, we submitted a request for assistance from CDE's BEST grant program in last years cycle. It became apparent through our master planning and visioning process, that the cost to remedy our facility infrastructure, and educational environment has far outpaced our abilities to fund through a limited bonding capacity of \$9.57 million dollars. Unfortunately, that application and request was not awarded. In November of 2024, on the heels of a failed bond issue by a mere 32 votes, the Visioning Team re-formed with a renewed energy. The new Visioning Team is comprised of the past Visioning Team, with the addition of a group of key, multi-generational, and well connected community members. Additionally, we began to re-think our project approach as an influential land owner with acreage adjacent to our school site, to the immediate west, came to us and offered to sell enough land to re-envision our project. With the new land opportunities and renewed excitement from the reformed Visioning Team, we re-engaged our master planning team to design and develop options, utilizing this new land potential. Additionally, The Town of Fleming is supportive of our project and has approved the necessary street closures to adequately connect the existing renovated components of our school, to the new proposed plan.

### **Solution:**

Last year's solution was a consideration to the challenge that there simply wasn't adjacent land available in any direction to expand the school footprint or add to without complicated phasing and mobile classroom installations. So, the solution at that time was to "scrape and replace-in-place" nearly 60% of the school within the existing campus footprint. Although last year's project was well supported by the CCAB Board, the solution was a compromise as the single largest limiting factor was a compromised solution due to a very tightly programmed school site and footprint. In late 2024, an adjacent landowner to the immediate West of the school site, came to the school district and offered to make available enough acreage to adequately support a better solution. This land offer is viewed as "game-changer." With the new land opportunity and renewed excitement from the reformed Visioning Team, we re-engaged our master planning team to design and develop options, utilizing this new land potential. We believe the 2025 vision reflects the school that we wanted to propose in 2024 but simply didn't have the land resource potential that we currently have.

The proposed plan solution is two fold: Primary to our proposed plan is the re-use and renovation of the high volume components of our existing school facility. The main gymnasium, auditorium, and agriculture building will be fully renovated and modernized. These components are in relatively good condition and would be very costly to rebuild new. Secondly, we will utilize the new adjacent land opportunity to the West and expand with new school construction. The renovated areas of the existing campus will seamlessly connect to the new components creating a safe and modern school campus.

Additionally, a more cohesive and age-appropriate learning environment shall be a key element of the renovation/addition to the school. The plan shall group instructional zones, within the school, organized around Primary, Intermediate and Secondary grade level considerations, with shared programs and amenities to be centralized within the "heart of the school". Our core values of "Connection and Camaraderie" were key in our planning and thoughtful considerations in the arrangement of our renewed school layout. The plan is efficient, well daylit, and utilizes new site acreage, to the west of the existing footprint, in response to a very tight existing site.

The new proposed plan will address safety and security prior to entering the perimeter of the campus through direct visual connection to the main entry and parking zones. Upon approach of our school, vehicular, and pedestrian traffic will immediately be aligned to the main entry along Champa Street, allowing for safe entry onto the school grounds, drop-off and parking zones. The main entry and adjacent administration area provides administrative presence and has a complete 180 degree visual connection and line-of-sight access to student, staff, and visitor parking and drop-off areas to the east of our school. The main entry is designed with a secure vestibule for credential processing and check-in directly from the secure administration office. The pre-kindergarten classroom is located directly off the secure vestibule for security and safety for parents and who are directly accessing and walking their student into the school.

The North portion of the plan layout is the activities zone. This area will provide a fully renovated main gymnasium and auditorium, with a new auxiliary gymnasium for the the primary grades, new locker rooms, weight room and wrestling room. The intent is that the activities zone of our school can be secured during after school functions. A secured after hours entry will be provided from the activities zone, from the East. The entry to the athletic events and performance auditorium can be open to the community while the majority of the school can be safely secured.

Adjacent to the activities wing is the cafeteria and kitchen. The cafeteria and kitchen are positioned for ease of use during community functions for athletics and auditorium performances. The kitchen and mechanical plant of the school will be equipped with a service and delivery area North of the kitchen, providing a safe zone for truck deliveries and daily servicing, separated from students and the public interactions.

The North learning community is dedicated and age-appropriately designed for the primary grades of Kindergarten through 5th grade. The classrooms are supported with collaborative spaces for student and staff hands-on learning, as well as itinerant and counseling opportunities. The daylighting strategy is oriented on an east-west axis with classroom glazing facing south, and north to provide the perfect daylighting orientation and access to views.

Centrally located within the "heart of the school" is the learning commons, or library. The learning commons has been centrally positioned to provide equality of access from the primary, intermediate, and secondary learning communities as well as the Fleming community. The partnership between the school and the Town of Fleming is one that shall remain and one to be celebrated. The community utilizes the current school library and its resources throughout the day, and this community access shall remain in the new plan.

The South learning community is dedicated to the intermediate and secondary grades of 6th through 12th grade. The learning community is design with age-appropriate classrooms, science labs, a STEM lab, and supporting collaborative areas for student and staff interactions. This learning community area is positioned for ease of access to career and technical opportunities in the adjacent construction trades and agriculture zone.

Career and Technical Educational programs round out the plan with a dedicated zone for the new construction trades classroom and lab, and fully renovated agriculture classroom and lab. The existing greenhouse will remain and continue to support the agriculture and animal science programs. An exterior area

south of the CTE wing will provide a "Boneyard" or outdoor area for large projects like designing and building tiny homes, fabrication of trailers, and maintenance of farm machinery and implements. Interest in career and technical educational programs are growing in interest and highly attractive for students in the district. These programs provide lasting experiences and opportunities to enter the workforce directly post graduation. The transportation and maintenance "bus barn" will remain in it's existing location and remain as-is.

Playgrounds and recreational fields are located for direct access from each of the age-appropriate learning communities. The playgrounds are all designed with line-of-site visual access from classrooms and staff areas within our school facility. The existing athletic fields to the North of the main gymnasium will remain "as is" and continue to offer athletic area for athletics, football, track and field activities.

With the addition of added site acreage, the geo-thermal ground source loop that is below the site to the West will be taken off-line and removed as a part of the new planning. Many of the ground loop circuits are leaking and have had to be isolated from the condenser loop to prevent total failure. This has significantly compromised the capacity of the system and is a constant maintenance issue for the district to keep in operation. Currently, it is estimated that the system is operating at 50% capacity and supplemental gas-fired boilers have been added. During the winter months this reduction in capacity is masked by the operation of the boilers. In the summer months this reduction in capacity results in less than optimal efficiencies of the heat pumps and compressor failures have occurred. It is critical that the system be completely replaced with a new HVAC system and mechanical plant as a part of the new plan. The district will analyze options as it relates to pursuing LEED, CHPS or Green Globes and commits to pursuing one of these programs and targeting the certification level required by BEST. We commit to having an efficient building envelope and infrastructure systems. Technology deficiencies will be addressed throughout our new and renovated school, with updated modern infrastructure equipped with new servers, switches, and wireless access points throughout, as well as new end-user devices for students as needed.

With a successful BEST grant and 2025 bond measure, the design activities will commence in the fall of 2025, and phased construction is scheduled to begin in the summer of 2026. A safe and articulated construction phasing plan will be executed so that there will be no compromises to school safety, the school schedule, or school and community activities. Details of the forecasted schedule are as follows:

BEST Grant submittal and award process: February-June 2025

Pre-Bond messaging and public relations: July-Oct 2025

Bond Initiative Approval: Nov 4, 2025

CMGC Procurement: Oct-Nov 2025

Other activities: Geotech and Survey Spring 2025

Schematic Design: Mid Nov 2025- Mid Jan 2026

Design Development: Jan 2026 - April 2026

Construction Docs: Multiple bid packages April 2026 and Aug 2026

Construction: June 2026 - June 2028

Project Completion - June 2028

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In April of 2023, district administration and the school board decided, upon review of ongoing maintenance and facility issues and the 2017 CDE assessment reports, to engage in a thoughtful long-term master planning process. Our intent was to study and analyze our school through a long-range and future forward lens. Through a competitive procurement process, we selected an educational design and master planning firm comprised of architects, engineers, and a general contractor to provide design cost estimating and analysis. The master planning process began in the summer of 2023 with a thorough facility assessment, providing an additional look into our school and adding necessary detail to the 8 years of age the building has incurred since the work done by the CDE staff in 2017. On the heels of the facility assessment, a Visioning Team and User Group Team was then established, and the future of our school facility was fully contemplated, with the vetting of options ranging from minor renovations to a new facility. At the end of all the meetings we always returned to a common conclusion, that a majority of our school facility has reached the end of its safe and serviceable lifecycle. The planning process included setting our core values for the future improvements and we reviewed these values at the onset of each of the visioning team work sessions. The following is a summary of the Frenchman Re-3 School District statements that served as the master guide for the ensuing project approach, studies, conceptual options, and ultimately the final recommendation:

Safety & Security, Rich Academic Experiences, Positive and Innovative learning environments through technology and active-inquiry- based learning that allows various choices for students, Functional indoor & outdoor spaces that support growth and create flexible learning environments to allow for productive learning for all students, Embrace Community, Minimizing Maintenance.

The plan and application was presented to BEST in the last cycle and was not awarded to be funded. However, the Fleming PK-12 project received very positive feedback from the board and placed very favorably as a top alternate. The project had the opportunity to receive funding if other districts were unable to pass their bond issues. In the end, that possibility was not realized and the available funding was not enough to cover the needs of our application. The Board of Education decided to attempt to pass a bond election in November of 2024 so that we could proactively bring our match "in hand" as we prepared to re-apply for a BEST Grant in 2025. Our bond was unsuccessful by a mere 32 votes.

In November 2024 the Visioning Team re-formed with renewed energy. The new Visioning Team is comprised of the past Visioning Team, with the addition of a group of key, multi-generational, and well connected community members. Additionally, We began to re-think our approach as an influential land owner with acreage adjacent to our school site, to the immediate west, came to us and offered to sell enough land to re-envision our project. We re-engaged our master planning team to design and develop options, utilizing this new land potential. Additionally, The Town of Fleming is supportive of our project and has approved the necessary street closures to adequately connect the existing renovated components of our school, to the new proposed plan. Currently, the Frenchman School District is in negotiations with the land owners to the West of the campus. Additionally, this negotiation is a part of coordination with and contingent upon the required utility easements and vacated street agreements with the Town of Fleming. The District, Town of Fleming and the Land owners are all in agreement and see this project as a major component to the success of the students of Frenchman School District, and the Town of Fleming and are working in cooperation together in support of the project.

### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Given that our Fleming PK-12 school facility is the only school in our district, of over 400 square miles, we must continue to operate with our students attending school every day within this single building.

As we have been experiencing first-hand, and confirmed through our master planning process, the condition of our facility's infrastructure is in poor and failing condition and in desperate need of replacement. We must avoid the practice of throwing good money after bad to keep our inefficient and failing geo-thermal system, HVAC, and electrical systems running. Additionally, as the lessons of the Covid-19 pandemic have taught the world, we must address the critical safety issues surrounding the lack of any fresh-air ventilation throughout the Fleming PK-12 School.

If any of our systems fail that are critical to operating the facility, then we would have a crisis with no adequate space to educate our students who attend the Fleming PK-12 School. Outside of the BEST grant program, and our limitations to our bonding capacity, we would be unable to raise the large amount of funding needed to address stopgap and band-aid solutions, let alone fully renovating our school facility with the necessary safety and security measures outlined in our proposed solution. The project approach and proposed schedule was driven by the realization that major deficiencies need to be holistically solved in our facility, the reality of our continued funding limitations, and the critical nature of the issues within our community school. We are a school district that has always solved problems on our own, but it is at this time that the costs to repair and renovate our aging school simply outweigh our available funding without the assistance of a BEST grant. The timeframe to address the deficiencies, as identified in our facilities master plan, is as soon as possible.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Frenchman Re-3 School District prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. A fully renovated and renewed school will first be under warranty by the general contractor and then maintained according to our regular schedules. The general contractor will also be required to provide training and operational and maintenance information to our maintenance department for the care of all new mechanical, electrical, plumbing, IT and A/V systems. Additionally, the general contractor will provide product care and maintenance instruction for components such as doors, hardware, windows, and flooring finishes. The Information Technology software upgrades will be the responsibility of the district. IT hardware and software costs, over time, will be budgeted by the school district.

The school district will budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs, as well as creating a reserve for future replacements and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as the facilities age. The district annually transfers money into the capital projects fund from the general fund. The

current amounts for 2023-24 are budgeted at \$200 per pupil. These transfers may increase as needed depending on the projects required and planned for each year.

As part of the maintenance of new and existing facilities, the district will:

1. Develop a facility maintenance plan for preventative maintenance. This will involve routine maintenance of the building from mechanical, to electrical, to caulking inspections, roof inspections, exterior wall inspections, inspections of interior walls, ceilings, floors, door/hardware inspections, testing of fire alarm and intercom systems, testing of fire suppression systems, etc. Periodic inspections will be performed, and reports prepared at intervals appropriate to the specific building component. Some, like mechanical inspections, will require quarterly inspections and adjustments, and others like electrical switchgear would require bi-annual inspections.
2. The plan will also address routine inspection of alternative energy systems built into the building including periodic adjustments to control systems as required to optimize efficient performance.
3. Develop a painting program to repaint/touch-up the interior and exterior of the building on an ongoing, revolving basis.
4. As part of the original construction, establish a scope and obtain bidding for the mechanical, electrical, and other appropriate sub-contractors to perform service contracts at regular intervals.
5. Any major, non-emergency repairs of mechanical systems or other maintenance affecting school operation would be scheduled over summer breaks.
6. Inspections would be established by a predetermined schedule and would be performed with the goal of establishing 5-year plans for maintenance and repairs. This would help establish budgets for the district well in advance of work occurring, resulting in a planned effort to replace/repair various components in the building rather than performing maintenance in a reactive mode.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

No, we will abate and demolish the existing portions of the structure that are proposed to be removed and plan the interfaces and connection appropriately with the existing portions of the building to remain at the main gymnasium, auditorium and agriculture building. Comprehensive planning and coordination with the selected architect, general contractor, and sub-consultants will be provided, resulting in a detailed demolition and phasing plan, as not to disturb the adjacent structures that the new structures are interfacing with in the proposed solution.

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

In our future use and proposed solution plan, we plan to utilize and renovate the large volume areas of the main gymnasium, auditorium, and agriculture lab of the existing school and demolish and rebuild the remaining portions of the school with new construction. A majority of the new school portions will be constructed on acquired land to the west of the current school and resting on the existing geo-thermal ground source loop system. The geo-thermal system will be removed as a part of the new project.

In our proposed solution, we plan to abate and demolish portions of the Fleming PK-12 structure. 41,019 square feet of the existing school will be demolished, and we will be constructing 63,494 square feet of new construction. 25,372 square feet of the existing school will remain in place and be fully renovated. Programs and elements of the existing school to remain and undergo renovation are the existing 12,508 square foot Main Gymnasium, the 8,364 square foot Auditorium, and the 4,500 square foot Agriculture Building. The existing spaces that will remain will cohesively interrelate programmatically and functionally with the newly constructed areas of the school plan.

III. Detailed Project Cost Summary

**Frenchman RE-3 (1850) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00002) - - New - Application Number (38)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

50.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

16.01168103

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	59,775,691.15
D. Applicant Match to this Project	\$	9,571,093.00
E. Requested BEST Grant Amount	\$	50,204,598.15
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	59,775,691.15

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***



**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> November 2025 Bond Election	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

400


6 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

11/05/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/01/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

As noted throughout the application, the Frenchman Re-3 School District engaged several PK-12 educational design and construction experts as part of the master planning process and BEST grant efforts. Treanor led the master planning and facility assessment efforts with a team of Structural, Mechanical, Electrical, and Technology engineering consultants. Treanor included Adolfson & Peterson Construction (A&P), as a cost consultant and team member for the development of construction cost data, and constructability analysis. Both Treanor and A&P are respected PK-12 designers and builders within the state of Colorado. Each with extensive BEST school experience and familiarity with the requirements, processes, and expectations of CDE. Additionally, both companies have recently completed BEST funded projects in the immediate area, elevating our trust in their respective expertise in the relationship to our school district and community.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Our plan for the project management of our Fleming PK-12 school entails several facets. We plan to keep our executive committee structure, which includes our school superintendent, the Fleming PK-12 school principal, a liaison from the Board of Education, and our facility director to help guide the day-to-day decisions. This group will work with the project team to report to the Board of Education and community on the progress of the project.

We will competitively procure an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will also consult on which design and construction delivery method will be the best fit for our project. It is our intention to hire a firm with qualifications and experience with similar BEST grant projects.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district will also competitively procure the architectural design team and general contractor with qualifications and experience with similar PK-12 school and BEST grant projects. These teams will be responsible for managing their core competencies in design, code compliance and best construction practices within the industry.

Other consultants that will be procured include an environmental consultant, abatement contractor, commissioning agent, geotechnical engineer, a construction material testing firm, surveyor, and furniture, fixtures & equipment vendor.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The district has used various sources to take care of our facility and maintenance associated with having an older school building. We have used ESSER (Elementary and Secondary School Emergency Relief) funds and other state and federal funding to support the maintenance and repair of our facilities. Some additional sources of funding include local property taxes, bonds, community fundraising including donations from local businesses, individuals and community organizations. The district has taken advantage of multiple smaller funding sources. In fact, the district believes that our BEST grant request would be larger if it wasn't for these other sources of funding.

The district has addressed the emergency facility needs at Fleming PK-12 that our capital budget could support, including a recent boiler replacement project. But unfortunately, major safety/security investments such as providing secure entry vestibules and securing perimeter door access, replacing classroom door hardware, and replacement of failing HVAC systems, and mechanical components to improve indoor-air quality far exceed our available capital resources. The deterioration of major systems in the building are now of a scope and cost that our current funding sources are insufficient to address. In addition, we face issues of so many of the buildings systems, either beyond or nearing their useful life, that we cannot retrofit or repair at a cost below complete replacement and renewal.

The district has carefully considered its request for a BEST grant. When we initiated our master planning process, our bonding capacity was insufficient to fund a major school renovation through local dollars alone. Additionally, our bonding capacity, based on updated assessed values, is far from the scope of necessary improvements that have been outlined. We have heard clearly in our well-attended visioning team work sessions, as well as from input from our community and School Board, that in our conservative district we must secure a BEST grant prior to asking our voters to support our proposed solution with their dollars. For both of these reasons, it would not be possible from a funding perspective, or pragmatic from a community perspective, to go to our voters with a bond initiative for a school without securing a BEST grant prior to a bond election.

## Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal,**

**telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

For the 5 last years, 2020-2024, our Fleming PK-12 averaged \$56,053 in annual utility costs. Specifically for electric services we averaged \$33,934 and natural gas at \$22,119.

We expect our energy and water usage to be reduced with a renovated school with modern and efficient systems. The mechanical and electrical engineers have projected that we will see savings of approximately 30% on our existing utility costs.

District Statutory Limit Waiver for BEST Grant

A partial/ full (circle one) district match reduction is requested due to:

22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * C from grant application cost summary)	\$29,887,845.58
B. School District's certified current Assessed Value	\$47,855,465
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	\$9,571,093
D. Current outstanding bonded indebtedness:	\$0.00
E. Total available bonded indebtedness (Line C-D).	\$9,571,093
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E, unless additional matching funds are voluntarily offered)	<b>\$9,571,093</b>

School District: Frenchman School District RE-3

Project:

Date: 2/5/2025

Signed by Superintendent: 

Printed Name: Steven McCracken

Signed by School Board Officer: 

Printed Name: Christa Lousberg

Title: School Board President

**● Campuses Impacted by this Grant Application ●**

**Cheraw 31 - K-12 Addition/Renovation - Cheraw K-12 - 1960**

<b>District:</b>	Cheraw 31
<b>School Name:</b>	Cheraw K-12
<b>Address:</b>	110 Lakeview Avenue
<b>City:</b>	Cheraw
<b>Gross Area (SF):</b>	64,580
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$18,941,164
<b>Condition Budget:</b>	\$8,562,957
<b>Total FCI:</b>	0.45
<b>Adequacy Index:</b>	0.47



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,127,845	\$2,575,963	0.82
Equipment and Furnishings	\$587,087	\$425,028	0.72
Exterior Enclosure	\$3,367,425	\$868,861	0.26
Fire Protection	\$16,180	\$896,401	55.40
HVAC System	\$1,804,919	\$14,553	0.01
Interior Construction and Conveyance	\$4,315,935	\$3,331,330	0.77
Plumbing System	\$1,025,700	\$610,271	0.59
Site	\$1,357,161	\$805,998	0.59
Structure	\$3,338,912	\$40,000	0.01
<b>Overall - Total</b>	<b>\$18,941,164</b>	<b>\$9,568,405</b>	<b>0.51</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Cheraw K-12 Main	41,030	0.45	1960	\$12,061,831	\$6,102,001
Cheraw K-12 Site	435,220	0.59	1960	\$1,357,161	\$805,998
Cheraw K-12 CTE Building	2,650	0.36	1996	\$646,589	\$288,072
Cheraw K-12 MS/Gym	20,900	0.43	1968	\$4,875,584	\$2,372,334
<b>Overall - Total</b>	<b>499,800</b>	<b>0.45</b>		<b>\$18,941,164</b>	<b>\$9,568,405</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Cheraw 31

**County:** Otero

**Project Title:** K-12 Addition/Renovation

<b>Current Grant Request:</b>	\$34,146,407.70	<b>CDE Minimum Match %:</b>	49%
<b>Current Applicant Match:</b>	\$1,813,965.00	<b>Actual Match % Provided:</b>	5.04434427%
<b>Current Project Request:</b>	\$35,960,372.70	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$35,960,372.70	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$688.65	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$92.47	<b>Affected Pupils:</b>	210
<b>Hard Costs Per Sq Ft:</b>	\$596.18	<b>Cost Per Pupil:</b>	\$171,240
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	249
<b>Previous BEST Total \$:</b>	\$2,762,188.40		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	210	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$9,069,824	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median:</small>	<small>\$133,539,963</small>	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$43,190	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV:</small>	<small>\$215,398</small>	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$71,250	<b>Total Bond Capacity:</b>	\$1,813,965
<small>Statewide Avg:</small>	<small>\$79,577</small>	<small>Statewide Median:</small>	<small>\$26,607,993</small>
<b>Free Reduced Lunch %:</b>	46.3%	<b>Bond Capacity Remaining:</b>	\$1,813,965
<small>Statewide District Avg:</small>	<small>50.51%</small>	<small>Statewide Median:</small>	<small>\$15,364,212</small>
<b>Total Mills \$/Capita:</b>	\$332.72		
<small>Statewide Avg:</small>	<small>\$1,368</small>		

I. Facility Profile

**Cheraw 31 (2560) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2560-SG00002) - - New - Application Number (27)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

**\* Facility Name & Code**

Cheraw 31 - 2560

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership



**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The existing facility was constructed by the school district in 1960. Subsequent additions have been constructed onto the original building/campus occurring in 1968 (Votech Building now the Middle School wing), 1975 (Elementary), and 1996 Auxiliary Gym and Middle School addition. The building was adequate at the time of its original construction.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The Cheraw School District has been engaged in regular and ongoing efforts to maintain facilities and adequately serve the school community. These efforts have involved continual plumbing repairs, roof leak fixes, and HVAC work to address ongoing problems that occur routinely each year including a number of such repairs that have occurred in the last year. In the summer of 2023 the school district installed perimeter fencing and gates to better secure the Ag Shop building and adjacent site. The school district has continued to make drainage improvements around the existing buildings in an ongoing effort to prevent flooding as we do each and every summer rain season.

The Cheraw School District was awarded a BEST grant in the 2019/2020 cycle and completed a plumbing, HVAC and Locker Room improvement project in the High School, Middle School and Elementary portions of the building. This project provided the district with critical maintenance and improvements necessary to keep the school running and functional for students. Without this project the locker room showers were not functional, the quality of domestic water in the building was unhealthy and classrooms were not able to maintain appropriate temperatures to conduct school operations. The proposed project takes advantage of these mechanical units as we intend to use them in the gym building to take advantage of this asset and keep the units in service. This reuse will

also avoid the need to reimburse a portion of these funds to BEST from the 2019 work that was done.

In the summer of 2021, an unexpected surplus in funds from the Colorado Preschool Program (CPP) supported an update of the Cheraw Preschool playground. The update included a replacement of all old equipment and safety surfacing of the 3,400 sf play area.

In 2023, the Cheraw School District was awarded \$46,041 for a School Security Disbursement Grant. The resources from the grant assisted in a project that resulted in 16 external cameras strategically mounted at varying locations throughout the school property and network video recording equipment.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Since 2021, the goal has been to allocate \$100,000 (roughly 2% of the budget) to a Capital Reserve Fund (43), which is well above the recommendation of the BEST Capital Renewal Statute of 1.5% of each year's per-pupil base funding. For example, FY24 funded pupil count for Cheraw School District is 210.5. Per pupil base funding FY24 is \$8,496. At a rate of 1.5%, the recommendation for the Capital Reserve Fund would be \$26,826, much less than the actual allocation of \$100,000 or higher. Fortunately, there have been a couple years we were able to allocate more than \$100,000 to the Capital Reserve Fund. The last audit dated June 2024 shows \$452,827 in the fund. Also, this year was a better budget year and have allocated \$300,000 to the Capital Reserve Funds. There is talk of budget concerns from the state for the 25-26 school year, which means we'll plan for a \$150,000 allocation toward the 43 Fund account next year.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Cheraw 31 (2560) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2560-SG00002) - - New - Application Number (27)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The proposed project includes a new Ag Shop attached to the school building.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

**\* B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

Shorted listed but fell below the funding line.

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Cheraw School District, located in southeastern Colorado's Otero County, serves the small farming community of Cheraw and its surrounding countryside. With a population of 194 residents, the district has maintained a steady enrollment of 200-236 students over the past 20 years. About 50% of these students come from out of district, drawn by the tradition, small class sizes, and community values. The school is the heart of the community, hosting numerous events and well-attended home games.

The district's facilities include three educational buildings: a high school, middle school, elementary school, and a CTE building constructed in 1960, 1968, and 1975. Additional features include a 6-man football field with a dirt track, a detached restroom building, storage sheds, bleachers, a fenced basketball court, playground equipment, a concrete plaza, gravel parking lots, a pavilion, two district-owned rental residences, and a bus barn.

However, the aging and deteriorating facilities have outpaced the community's ability to maintain them. Major improvement projects are needed every few years for the next two decades. With a bonding capacity of only \$1.813M in 2025, the district cannot provide matching funds for grants. Therefore, a long-term strategic solution is essential to address both educational and financial needs.

The proposed solution is a large renovation and addition project. This project will replace the oldest and most problematic parts of the existing buildings with new construction that meets modern learning needs and replaces failing systems. The project will utilize the newest portions of the existing buildings, including the 1996 auxiliary gym, music rooms, weight rooms, and locker rooms. New additions will be built on the playground areas, and after the new school is constructed, the existing building will be demolished to make way for new parking, playgrounds, and site amenities.

This comprehensive plan will ensure that Cheraw School District can continue to provide a safe, modern, and supportive learning environment for its students, preserving the community's values and traditions while addressing critical facility needs.

**Project Description**

**Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

#### Building Entry (Health, Safety, and Security):

Imagine a school where the very first line of defense - the entryway - is not equipped to protect our students and staff. The existing school lacks a security vestibule. The office staff, unable to see who is entering or leaving the building, is left powerless to prevent potential threats. Visitors slip through the front door, gaining access to the entire building with little to no oversight. There is no way to control who enters or leaves, leaving our students vulnerable to the worst-case scenario. This lack of security is not just an inconvenience; it's a direct threat to the safety and well-being of everyone within those walls.

The building's main entrance and exterior doors do not have adequate door hardware, access control, and in accordance with CDE's Facility Assessment Report, the storefront and hollow metal entrance doors maintain and SCI score of 1.25 which supports the deficiency claims stated and the need for replacement.

#### Campus Security (Safety):

Our students shuffle between three buildings each day, often unsupervised and exposed to potential dangers. The doors meant to protect them are frequently left open, with security measures rendered useless by lost cards and propped doors. In the remote CTE building, students are cut off from the main campus, leaving them isolated and vulnerable, with little oversight or protection. These students are in a vulnerable position-out of sight, out of mind-and the risk is all too real.

#### Drop-Off Area (Health and Safety):

Every day, our children are dropped off in a chaotic, unprotected space. The track, which should be a place for recreation, has become a dangerous mix of vehicles and pedestrians. The risk of traffic-related incidents looms large as vehicles speed by students with no proper separation. These are not abstract issues; they are real threats.

#### Domestic Plumbing Systems (Health and Safety):

Picture a classroom where the plumbing is over 60 years old-copper and galvanized pipes corroding, water flow inconsistent, and the very air filled with the stench of water backups. This isn't a minor issue-it's a continuous battle with a system that should have been replaced decades ago. Students are exposed to unsafe water quality, and the risk of flooding and mold is ever-present. This is not just an inconvenience; it's a health crisis in the making.

In accordance with CDE's Facility Assessment Report, the plumbing system has an SCI score of 0.60 which supports the deficiency claims stated and the need for replacement.

#### Fire Protection and Corridor Systems (Health and Safety):

When fire breaks out, every second counts. But in our school, the absence of a proper fire detection and suppression system, combined with substandard fire-rated corridors, leaves our students and staff exposed to unimaginable danger. The doors that should close and seal in an emergency don't work properly. The walls meant to protect are crumbling, and in the event of an emergency, our only way to communicate is through outdated systems that fail to reach everyone. Can you imagine being trapped in a building with no warning, no safe exit? This is the reality our school faces today, and it's a risk we cannot afford to take.

In accordance with CDE's Facility Assessment Report, an adequate fire suppression/protection system is non-existent and should be installed as soon as possible.

#### Water Intrusion (Health and Safety):

The constant battle against water intrusion is more than just an inconvenience; it's a health hazard. Every time it rains, stormwater floods classrooms, locker rooms, and hallways, creating an environment ripe for mold and mildew. The very air our students breathe is contaminated, and the structure of the building is weakening under the pressure. Despite years of failed attempts to fix the drainage, the problem persists. It's not just water that's intruding-it's a toxic environment that harms our children's health each time there is precipitation.

#### Electrical Systems (Health and Safety):

Our electrical system is a ticking time bomb. Over 60 years old, this outdated system lacks the basic safety features required by modern standards. The main electrical panel is housed in a basement prone to flooding-which creates a very hazardous situation. The school's technology, essential for today's education, is unsupported by an electrical system that was never built to handle it. The reliance on obsolete, used parts only deepens the danger. Our children are exposed to risk every time they flip a switch.

In accordance with CDE's Facility Assessment Report, the school does not currently have a Public Address and Lockdown system. This impacts on the school's ability to properly inform and communicate with all students and staff when emergencies arise.

In accordance with CDE's Facility Assessment Report, the electrical system has an SCI score of 0.82 which supports the deficiency claims stated and the need for replacement.

#### Site Improvements/Playground (Health and Safety):

A playground should be a safe haven for children to run, play, and learn. But for our students, it's a hazardous space. Over 50 years old, the equipment is

outdated, with inadequate safety features and eroded fall protection. The track around the football field has deteriorated into a dirt path, leaving students at risk of injury. Add to that the dusty, unpaved parking lots and poor lighting, and we have a campus that fails to provide the safe environment our children deserve. It's time to rebuild, to create a space that nurtures safety, health, and well-being.

In accordance with CDE's Facility Assessment Report, the parking lot, roadway, and hardscapes maintain an SCI score of 1.25 which supports the deficiency claims stated and the need for replacement.

#### Building Structure (Health and Safety):

When the building itself is crumbling, how can we expect our students to thrive? The roof is cracked, the walls are shifting, and the very bones of the building are failing. There's no hiding the truth: the structure is weakening, and the safety of our students is at risk. The signs of movement in the load-bearing walls and sagging roof joists are ominous. The engineers are monitoring the situation, but the question is clear: How much longer can we wait before these cracks become a bigger problem? Every day we wait, we are gambling with the safety of our children.

#### Roof and Building Envelope (Health and Safety):

Every time the rain falls, the roof leaks, and with it, our students' safety and well-being. Leaks and water infiltration, which occur during large storms and high winds, threaten the structure and create a hazardous environment for learning. Water seeps into classrooms, damaging materials and promoting mold growth—putting our students' health at risk. This is no longer a minor issue; it's a persistent, ongoing problem that needs immediate attention. It is difficult for students to focus and excel in class when the roof overhead is consistently leaking.

In accordance with CDE's Facility Assessment Report, numerous roof leaks are present.

#### Educational Adequacy (Health, Safety, and Security):

Our classrooms are not just spaces for learning—they are spaces where our children's safety, health, and future are shaped. The science lab lacks basic safety equipment like emergency showers and fume hoods, putting students at risk while conducting experiments. The library is inadequate, leaving students with nowhere to escape and study. The gymnasium is a poor performance space with safety and acoustics issues. The cafeteria is too small to accommodate all students, and the playgrounds are far from the cafeteria, creating supervision challenges. These are not just logistical issues—they are life-safety issues. Our students deserve classrooms that foster their growth, both intellectually and physically.

#### Overall Building Challenges (Health, Safety, and Security):

Our campus, with its aging buildings, outdated, and non-existent systems, has become a serious concern for the health, safety, and security of our students. The plumbing and electrical systems are in urgent disrepair, posing potential hazards, while ongoing drainage issues create an unsafe environment that jeopardizes the well-being of all. There is a critical lack of fire protection, and our security systems are inadequate, leaving our students vulnerable. We can no longer afford to rely on temporary fixes to address these risks. The time has come to prioritize the health, safety, and future of our students. This is not just about physical structures; it's about the lives and well-being of the children who walk through these doors every day. We must act now to rebuild, replace, and ensure that they have the safe, healthy, and secure learning environment they deserve.

#### \* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In the fall of 2017, the school district retained RTA Architects to conduct facility assessments as part of a comprehensive Facilities Master Plan process. The master planning process included detailed documentation of existing physical conditions as well as a thorough review of the educational adequacy of

campus facilities. This master plan provided the district with relevant tools to understand, prioritize and begin to address facility needs for the school district. As identified in detail in the sections above, this 2017 planning effort resulted in the execution of projects to address the most urgent facility needs in the district.

In the fall of 2022, the Cheraw School District retained RTA Architects to update the Facilities Master Plan including an update of the facilities assessment. This master planning process allowed the district and community to have ongoing discussions about the original assessment findings and the long-term vision for the district. The current grant application is based on data obtained through both rounds of Facilities Master Planning efforts plus the updated CDE Insight assessment that was also conducted in the fall of 2023.

The deficiency narrative is based on findings from the 2017 Facilities Master Plan with updates from the 2023 FMP process. RTA Architects was retained to assist with the preparation of this BEST grant application. RTA retained the services of Mechanical, plumbing, electrical and civil engineers to assess the current buildings and make recommendations for correcting deficiencies.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution involves a comprehensive addition and renovation of the existing school campus, creating a consolidated, secure, PK-21 facility with a strong focus on health, safety, and security. This approach was one of six options considered by the school district and was chosen for its ability to address critical deficiencies, create safe, modern learning environments, and maximize the reuse of existing infrastructure.

The addition and renovation plan will replace the oldest portions of the current buildings while preserving the newer 14,120 square-foot section built in 1996, effectively and efficiently utilizing State and local resources. This section will continue to house key facilities such as the gymnasium, locker rooms, weight room, music room, and other essential support spaces. The proposed new construction will be located on the existing playground areas, introducing a secure vestibule and dedicated front entrance, new classrooms, a library, a kitchen, a cafeteria, administrative offices, and additional support spaces.

The consolidation includes relocating the Career and Technical Education (CTE) program from its current remote location to a new, safe, and secure space attached to the main building, eliminating the need for students to pass between buildings outdoors. This change will significantly enhance security.

This solution addresses critical deficiencies by providing a cohesive campus where students no longer need to move between buildings throughout the day. The centrally located main entry will be adjacent to the administrative offices, ensuring secure access control, heightened supervision, and increased visibility. Thoughtfully designed drop-off, parking, and service areas will ensure safe and efficient student arrival and departure, minimizing potential traffic hazards. Playgrounds are strategically located on the south side of the building to maximize solar exposure and ensure adequate supervision from the administration. The playground will be equipped with modern play structures and fall protection measures to ensure children's safety. The existing football field and track will remain intact, with future improvements planned by the school district and funded separate from this project, allowing the focus of the BEST grant request to remain on upgrading educational spaces.

The new additions will raise the finished floor elevations to improve drainage and ensure a healthier, safer environment. A two-story classroom wing with a small footprint enhances site efficiency and allows for the separation of elementary and secondary students, further promoting a safe and secure environment. The cafeteria will be adequately sized, include updated, high efficiency equipment, and also serve as a performance and community space, with easy access to the playground for supervised recess periods.



The design prioritizes the efficient use of space, with 40,000 square feet of new construction serving the entire PK-12 student body. Multi-purpose spaces, such as the gym being used for both athletic and performance events, maximize the value of the facility while maintaining health and safety standards. The cafeteria also doubles as a community meeting space, including board meetings, which enhances the security and function of the space. Classroom sizes are optimized for safety, comfort, and efficient learning. The science lab will be shared between middle and high school students, further improving access to safe, modern educational resources. The new Agricultural Shop will be integrated into the main building (using a pre-engineered metal building system to save money), enhancing accessibility and ensuring the safety of students within the space.

**Project Phasing and Construction:** The design allows for phased construction, with classroom additions planned on the existing playground to minimize disruption. Temporary playground space will be provided on the south side of the campus during construction. Middle school classrooms will temporarily relocate to the high school to allow for the removal of the middle school wing and construction of the kitchen and cafeteria. Upon completion of the new additions, the older elementary/high school building will be demolished to make way for improved parking, drop-off areas, and additional playground space. The project budget includes provisions for two modular buildings to serve as temporary classrooms during the construction period.

**Mechanical, Plumbing, and Electrical:** The new additions will feature updated mechanical, plumbing, and electrical systems to ensure a healthy and energy-efficient environment. The HVAC units installed in 2020 will be relocated to serve the 1996 building, while the new sections will be equipped with high-efficiency HVAC systems. The building will pursue high-performance building certification, meeting rigorous energy, safety, and indoor environmental standards.

Overall, the proposed solution provides a long-term, secure, and healthy educational environment for the district, addressing existing deficiencies while enhancing the safety and security of students and staff. By reusing much of the existing infrastructure, such as the gym and football stadium, the project aims to be both economically and environmentally responsible. The 2025 BEST Grant concept is more focused than previous proposals, incorporating past feedback from CCAB and division staff, and reducing costs while prioritizing essential educational needs and ensuring the well-being of the entire school community.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As part of the 2022 Facilities Master Planning process, the Cheraw School District retained RTA Architects to assist with the development of a proposed project solution focused on ensuring the health, safety, and security of students and staff. Through the course of four meetings with the school district and the community, a preferred option was selected (one of six options considered). Other options considered included:

1. Maintenance Only (rejected as it fails to address ongoing systems failures, critical safety concerns, and overall design issues).
2. Minor Renovations/Additions (rejected as it does not adequately address drainage issues, site security, and building safety needs).
3. Major Renovation/Additions (preferred option - the current version has been reduced in size by eliminating the new gym and reducing classroom sizes to better balance safety, functionality, and cost-efficiency).
4. New Building on the North Side of the Property (not preferred as it is perceived as too costly and does not optimally address the safety and security needs of the site).
5. New Building on the Current Football Field (not preferred as this option is the most expensive and does not ensure the safety and security of students and staff during construction).

Option three (3) is the preferred option and has been developed to a conceptual level, including a space program, conceptual site plan, floor plan, and cost model. The proposed solution (Option 3) was selected based on its ability to address key health, safety, and security issues that have been identified throughout the planning process. These include improving physical security, addressing site deficiencies, ensuring long-term safety, reducing health risks, and providing a secure learning environment. This option also offers the lowest long-term costs while maintaining financial efficiency for the district.

The school district appreciated that the selected option leverages and salvages the newest portions of the existing school buildings while replacing the oldest, most vulnerable areas of the school. This option provides a more cost-effective solution than a full building replacement and has been resized for this BEST Grant application, ensuring a safer and more secure educational environment while reducing potential disruptions to students and staff.

The proposed solution incorporates detailed hazardous materials investigations, previously conducted as part of the district's 2020 improvement project, ensuring that the new design eliminates any potential health hazards. The solution is compliant with the Public School Facility Construction Guidelines (CCAB), as well as best practices for designing K-12 facilities, ensuring a focus on student and staff safety. RTA Architects' expertise in educational environments guarantees a design that meets health, safety, and security standards throughout the building's lifespan. Furthermore, the proposed design adheres to the most recent 2021 IBC, IECC, and other relevant safety codes adopted by the Colorado DFPC and other authorities for school construction.

This solution is also in alignment with the town of Cheraw's ongoing infrastructure improvement plan. Planning efforts included collaboration with the town's mayor to address key concerns related to student safety, transportation, access, drainage, and utility needs, ensuring that the new facility will offer a safe, secure, and healthy environment for all stakeholders. To ensure continuity during construction, two modular classroom buildings will be temporarily utilized to house students in a safe and secure manner throughout the project timeline.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The holistic and efficient scope of work effectively addresses all deficiencies presented in CDE Facility Assessment Report and RTA's independent assessment findings. In accordance with CDE's Facility Assessment Report, the following items are considered a high priority, priority 3, deficient, have reached the end of their useful life and are due for replacement within the next 1 - 5 years:

- Parking lot pavement/site hardscapes
- Domestic/wastewater distribution system
- Gas distribution system
- Electrical power distribution system
- Main electrical distribution system
- Windows/doors/openings
- Metal paneled ceiling system
- Plumbing system/fixtures
- HVAC system
- Fire suppression system (non-existent)

- Public address (PA) system (non-existent)
- Intrusion detection/security system (non-existent)

The systems mentioned above that are due for replacement within the next 1 - 5 years is not all-inclusive, but presents objective information about critical systems throughout the buildings that are in urgent need of replacement and supported by CDE's Facility Assessment Report. Failure to replace these systems could result in catastrophic failure.

This is the third year that Cheraw has submitted a BEST grant application and after each unsuccessful attempt, the district has refined the application and scope of work to incorporate feedback from CCAB and staff. We believe that the urgency has only increased after each application submission. We are hopeful that the third time is a charm and that we can convince CCAB of the surmounting needs of our district.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

#### Capital Renewal Budget and Maintenance Plan

The Cheraw School District has established a long-term, sustainable plan for maintaining its capital infrastructure through a dedicated capital reserve fund. As outlined in policy DB, the School Board allocates 4% of the district's annual budget to this fund, which is specifically designated for capital projects that preserve and enhance the public investment in district facilities. This fund serves as the financial backbone for both proactive and reactive maintenance needs across the district.

#### Capital Renewal Budget

Each year, Cheraw School District appropriates funds from the capital reserve account for essential maintenance and improvement projects. The annual allocation is carefully planned to align with the district's current needs and anticipated future projects, ensuring that spending does not exceed the annual contribution. This approach promotes fiscal responsibility while maintaining flexibility to address urgent or unforeseen issues as they arise.

#### Maintenance Strategy

The district recognizes the importance of not only addressing immediate capital needs but also planning for the long-term sustainability of its buildings. As

such, the Cheraw School District has implemented a robust maintenance strategy to ensure that facilities are adequately maintained throughout their lifecycle. Our maintenance team, consisting of four dedicated staff members, works diligently to address routine maintenance and manage ongoing projects.

#### Warranties and Long-Term Sustainability

We are committed to ensuring that major building systems, such as HVAC and roofing, are covered by warranties where applicable. These warranties will help to offset future repair or replacement costs and extend the useful life of these critical systems.

In summary, the Cheraw School District's capital renewal budget and maintenance plan are designed to address both immediate needs and future challenges. By strategically allocating funds, ensuring the availability of capital for urgent repairs, and fostering a culture of proactive maintenance, we aim to maximize the life of our facilities and maintain a safe and effective learning environment for our students.

#### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

#### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

#### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Any existing facilities associated with this project that will no longer be used for school operations will be demolished as part of this project. The budget for building abatement and removal has been considered and included in our cost model. Ongoing district investment in the football field and track will be required and will occur outside of the BEST grant work.

III. Detailed Project Cost Summary

**Cheraw 31 (2560) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2560-SG00002) - - New - Application Number (27)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

49.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

5.04434427

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	35,960,372.70
D. Applicant Match to this Project	\$	1,813,965.00
E. Requested BEST Grant Amount	\$	34,146,407.70
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	35,960,372.70

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

249

5 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

12/01/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project budget was prepared by RTA Architects with input from HW Houston Construction, Nunn Construction, and GH Phipps Construction. Each general contractor provided a separate cost estimate, which was reviewed by RTA. Given the conceptual nature of the design and the relatively small variance in the estimates, the team decided to use the more conservative cost estimate as the basis for the grant application. This approach ensures smaller project contingencies, consistent with those typically seen in BEST grant applications.

RTA budgeted the project's soft costs based on similar recent projects and consulted OS Schools for guidance on FFE budgeting. Additionally, RTA reviewed permit rate schedules and researched current municipal fee structures for the grant application. For asbestos abatement, the project relied on the most conservative cost estimate from HW Houston, based on the current AHERA report. However, additional environmental testing will be required for the final project design, so an abatement contingency is included in the detailed project budget.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Cheraw School District will retain an owner's representative to oversee the management of this project in accordance with CCAB's Professional Services Procurement Policy. A construction oversight committee will be established by the district to select and collaborate with the owner's representative. Both the district superintendent and the facilities manager will be active participants in the committee, providing guidance and direction to the owner's representative team.



The selection of the owner's representative will follow a competitive, publicly advertised process in accordance with CCAB's Procurement Policy. Currently, the district is not working with any owner's representatives in preparing the grant application but has worked alongside RTA to develop the scope of work and project budget, who was selected by the district via a competitive procurement process for master planning services.

The owner's representative will be responsible for managing the procurement of services related to survey, geotechnical, design, construction, material testing, furniture, and any other necessary services required to complete the project. They will also ensure consistent communication with the CDE Regional Program Manager, keeping them informed about the project's status.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The Cheraw School District plans to follow the procurement procedures outlined in the CDE Consultant/Vendor Selection Guidelines. The school district will begin by hiring an owner's representative who will assist in the procurement of other vendors necessary for the project.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The Cheraw School District just completed an extensive application process for an EPA Disadvantaged Communities Grant Application that would have contributed \$18M to the construction of the project in November of 2024. Unfortunately, due to overwhelming numbers of grant applications they were not successful. Whether our district is blessed with the BEST grant or not, Cheraw School officials continue to keep an eye on other grant opportunities. Currently, grant searches have been focused on smaller projects. For example, we currently have a School Security Disbursement (SSD) grant submitted to update our security camera system. We have looked at potential USDA or Southern Colorado Community Foundation grants to assist with an FFA shop/classroom. There may be a grant connected with the county that will assist in asbestos abatement. Without the BEST grant, we will continue to piece together financial opportunities toward providing the best facility situation possible.

As part of the BEST grant process, Cheraw officials will ask for the statutory waiver. If awarded, district funds will finance the district's portion of the project out of capital reserve. With that said, participants at our facility meetings understand the need for the community members to participate in funding a major facility project. Both donations and mill levy were discussed. Community members and friends of the FFA program have shown an interest in providing financial contributions. For example, the FFA program annually draws around \$30,000 at one fundraiser. A Cheraw district official would set up a bank account with the specific purpose of collecting donated funds earmarked for facility upgrades.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Total costs for natural gas, electric and water/sewer continue to increase each year. In SY22, the expenses for utilities were \$96,025. In SY23, expenses increased to \$107,474. Last year, SY24, utilities cost the district \$111,142.

It is anticipated that a newly renovated facility would include new more energy-efficient systems and a more energy-efficient building envelope. However, the new building will also have much better ventilation which is an additional energy cost. We would expect small cost savings in utilities over what the district pays now, on the order of about 10-15% or about \$15,000 in savings per year. Water and sewer would remain about the same as now.



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*


A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$18,161,620.49</u>
B. School District's certified FY2024/25 Assessed Value	<u>\$9,069,824.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$1,813,964.80</u>
D. Current outstanding bonded indebtedness:	<u>\$0.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$1,813,964.80</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<b><u>\$1,813,964.80</u></b>

School District: **Cheraw 31**  
Project: **K – 12 Renovation/Addition, 2025**  
Date: **February 7, 2025**

Signed by Superintendent:   
Printed Name: **Matthew Snyder**

Signed by School Board Officer:   
Printed Name: **Travis Matthew**  
Title: **School Board President**

**MEMORANDUM**

From: Tim Beebe, Chief, Cheraw Volunteer Fire Department   
To: Capital Construction Assistance board  
Subj: Cheraw School District 31 BEST Fund Grant Request  
Date: March 6, 2024

I heartily endorse the Cheraw School District 31 request for a BEST Fund grant. From a perspective of fire safety, there are a number of issues that are troubling.

- These buildings are very old and, over the years, have been remodeled and added onto many times. This has created multiple layers to roofs which causes access issues for fire response. Included in this are holes in some walls which would allow classroom fires to jump walls with direct access to the attic.
- The buildings have outdated electrical systems that are potential fire hazards, plus a multitude of wires running along some hallway ceilings.
- There is no fire suppression system to mitigate any fires that might break out, and hollow classroom doors and handles are not to code.

As a fire department, we urge your approval of the district's grant request for a new and safe school for our children and faculty.

**MEMORANDUM**

From: Maintenance & Custodial Staff, Cheraw School District 31  
To: Capital Construction Assistance Board  
Subj: Letter of Support  
Date: February 8, 2024

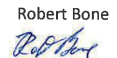
Our Maintenance & Custodial team consists of four good people. We love our jobs and the students we serve. We know their names and they know ours. We know that clean facilities and functioning plumbing and mechanicals make huge differences for good learning environments.

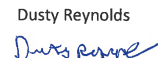
Our current situation is challenging to say the least. Our outdated buildings are a patchwork of fixes over the last 60+ years. We have no access to drains in some areas—or knowledge of where the drains lead. Heavy rains mean leaking roofs, water flow through overhead light fixtures, flooding in certain rooms, and the potential for mold. It is so frustrating to have to spend time chasing these and all the other issues associated with our old buildings. We would much prefer to be accomplishing the deep cleaning and attention to classroom detail which would minimize health risks and contribute to more pleasant environments for our staff and students.

We sincerely hope you approve our district's grant request. It is sorely needed. Please know that our crew would be excited to work through the transitions associated with construction and demolition—as long as we have the end goal of new facilities which allow us to spend to spend less time on emergency maintenance and more time on meeting the needs of our kids and teachers.

Thank you for your consideration!

Micheal Rouille 

Robert Bone 

Dusty Reynolds 

Tim Beebe 

Kyle Hansen

33859 CR 30

La Junta, CO 81050

To whom it may concern,

My name is Kyle Hansen, I am a 2005 graduate of Cheraw High School. I am the 3<sup>rd</sup> generation to graduate from Cheraw High School in my family and my children will be the 4<sup>th</sup>. Walking through the school this year, it is very evident there are areas that haven't had any renovations since my parents attended in the 70s. Maintenance has been done to the best of the school's ability but it's clear that a renovation or new building is a necessity.

I toured the school last year when the discussion of applying for the BEST Grant was brought up. I knew there were constant issues with the plumbing, that resulted in nearby classrooms being flooded along with parts of the basement. While some parts of the plumbing were updated in the construction a few years ago, that does not address the entire school. There are some parts of the plumbing that I believe were installed in the mid 1960s and some that is newer, around 1990s. It's a mess of new and old that continues to create issues for the students and staff.

School safety is another huge issue that I found during the tour as well. In today's world, we never know what could happen. The easiest way to keep our children and staff safe is to have them all in one building. Right now, students are walking between 2 buildings to switch classes. They are in the open for a small time before they are again behind locked doors. There was an issue last year where there was a gentleman that posed a threat to the school that was just outside the chain-link fence. We were fortunate that everything worked out where no one was hurt but just think what could have happened if the event had taken place between classes, when many of our students were in the wide open, walking between the buildings for class.

Our gym is beautiful, but when you start looking closely, you'll notice the roof is sagging. The bleachers do not meet any ADA requirements. If you go in during the day, you can day light where the walls are separated from the roof.

The high school and elementary building were built in a hole. The football field is higher in elevation than both of our school buildings. Any time we have any rainfall, it all drains towards the school. Since it is in a low spot, there is no possibility of putting in a drainage system to move the water away from the building's foundation. I am not sure what the condition of the foundations looks like, but I could guess that could be why we see daylight in our gym between the wall and ceiling.

There are many more issues that I didn't discuss as I could keep writing page after page. I feel that it is also important that I point out issues with funding the new school as a district. We applied last

year for the BEST Grant; our ask was for around \$40 million for an entire new school. There was only a small amount of funding available last year and we were not one that was awarded the grant. Looking back at BEST Grant recipients that received funding in the past few years, you can see the same school districts applying for more funds for more improvements, maintenance or additions and they are receiving it. Maybe it's because they are larger districts that receive more from property taxes, maybe they were able to match more funds with their request because they can raise their mill levy. We are a small rural school; we are capped on our mill levy and the largest landowner in our district is the State Land Board that does not pay property taxes.

As you know, much of the revenue from the Colorado State Land Board is distributed to the BEST program. I know that Cheraw School has a plan that covers future costs of maintenance written into their long-term plan.

We cannot offer our students the best education in the safest environment without being awarded the BEST Grant.

Thank you for your time and consideration,



Kyle Hansen

● **Campuses Impacted by this Grant Application** ●

**Haxtun RE-2J - PK-12 Addition and Renovation - Haxtun K-12 - 1962**

<b>District:</b>	Haxtun RE-2J
<b>School Name:</b>	Haxtun K-12
<b>Address:</b>	201 West Powell Street
<b>City:</b>	Haxtun
<b>Gross Area (SF):</b>	94,830
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$35,517,303
<b>Condition Budget:</b>	\$11,895,766
<b>Total FCI:</b>	0.33
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,293,604	\$2,566,398	0.60
Equipment and Furnishings	\$1,641,460	\$492,477	0.30
Exterior Enclosure	\$4,960,096	\$1,764,888	0.36
Fire Protection	\$1,124,564	\$190,069	0.17
HVAC System	\$7,198,510	\$485,922	0.07
Interior Construction and Conveyance	\$5,885,404	\$3,069,903	0.52
Plumbing System	\$1,917,910	\$947,671	0.49
Site	\$3,989,604	\$2,567,931	0.64
Structure	\$4,506,152	\$0	0.00
<b>Overall - Total</b>	<b>\$35,517,303</b>	<b>\$12,085,259</b>	<b>0.34</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Haxtun K-12 Vo-Ag/Shop	10,317	0.49	1956	\$2,041,747	\$1,184,540
Haxtun K-12 Site	1,000,826	0.64	1962	\$3,989,604	\$2,567,931
Haxtun K-12 Main	84,513	0.28	1962	\$29,485,953	\$8,332,788
<b>Overall - Total</b>	<b>1,095,656</b>	<b>0.33</b>		<b>\$35,517,303</b>	<b>\$12,085,259</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Haxtun RE-2J

**County:** Phillips

**Project Title:** PK-12 Addition and Renovation

<b>Current Grant Request:</b>	\$25,436,132.99	<b>CDE Minimum Match %:</b>	41%
<b>Current Applicant Match:</b>	\$4,554,563.31	<b>Actual Match % Provided:</b>	15.18658742%
<b>Current Project Request:</b>	\$29,990,696.30	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$29,990,696.30	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$604.35	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$84.50	<b>Affected Pupils:</b>	298
<b>Hard Costs Per Sq Ft:</b>	\$519.84	<b>Cost Per Pupil:</b>	\$100,640
<b>Previous BEST Grant(s):</b>	2	<b>Gross Sq Ft Per Pupil:</b>	347
<b>Previous BEST Total \$:</b>	\$5,572,056.04		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	298	<b>Bonded Debt Approved:</b>	\$5,895,000
<b>Assessed Valuation:</b>	\$34,193,948	<b>Year(s) Bond Approved:</b>	23
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$114,745	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$8,089,745
<b>Median Household Income:</b>	\$65,000	<b>Total Bond Capacity:</b>	\$6,838,790
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	*	<b>Bond Capacity Remaining:</b>	\$4,644,045
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$892.38		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

Haxtun RE-2J (2630) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Addition and Renovation (2630-SG00003) - - New - Application Number (41)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Haxtun RE-2J - 2630

\* Facility Name & Code

Haxtun Elementary School - 2630-3846

\* Facility Name & Code

Haxtun Jr/Sr High School - 2630-3850

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain



\*

## Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

## Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

All of the school district buildings were newly constructed by the district. Several additions were added over the decades as our programmatic needs evolved and expanded. All facilities were constructed in compliance with standards and codes of the time.

The detached and remotely located Vo-Ag building is our most challenging with an FCI of .49. It was built as a simple uninsulated concrete block building in 1956. It has not been significantly modified since its initial construction. This building was directly adjacent to the original Haxtun High School which has since been torn down and relocated a block and a half away.

Our current PK rooms were built as standard elementary school classrooms in 1962. These rooms were modified in 2002 to support our PK program, though their size and other constraints create challenges.

Rationale for constructing our facilities as we did:

Historically, we have chosen to make incremental investments into our facilities roughly once per decade, to keep our spaces functioning well and able to support our programs. This strategy has been rooted in a strong commitment from our community to provide the best facilities possible for our students.

The result of our strategy of incremental capital investments and additions is that the condition of our facilities is complicated. While several areas are in good condition, accounting for our low FCI numbers, other areas have yet to be significantly improved since their initial construction.

We hope you can see that our low FCI number (an aggregate indicator of overall building condition) fails to capture the real health and safety challenges that we have remaining.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Haxtun School District is committed to maintaining its facilities and allocates 10% of its general fund revenues annually for maintenance and operations. The district has a dedicated maintenance team that works consistently, including evenings, weekends, and early mornings, to ensure the facilities are well-maintained. Instructional staff assist by reporting any repair needs.

Additionally, 9% of revenues are allocated to reserves for facility updates. In the 2022-2023 school year, 21% of these reserves were spent on improvements. Since 2018, 8% of the general fund has been dedicated to the Junior High addition and HVAC upgrades.

The preschool received over \$200,000 in private grants to expand, but asbestos abatement costs prevented the expansion. The grant funds were used for superficial improvements, like installing new floors over the old ones.

The district has strong partnerships with local businesses, which help with maintenance needs. The community frequently volunteers to improve facilities, and donations have funded projects like gym painting. The district is thorough in repairing facilities, quickly addressing any damage, and investing in new equipment, such as cafeteria tables and a kitchen oven. They also worked with the town to repave the elementary parking lot and rekeyed all district buildings for security. Over the past several years we have completed several additional capital projects:

YEAR & SOURCE OF FUNDS, PROJECT, AMOUNT:

2013 BEST GRANT/ LOCAL BOND

-JH ADDITION, \$5,804,555

2014 LOCAL FUNDS

-KITCHEN REMODEL, \$78,000

2015 LOCAL FUNDS

-HS PARKING LOT REPAVE, \$28,621

2018 GOCO GRANT/ LOCAL FUNDS

-ES PLAYGROUND EQUIPMENT & SURFACE, \$425,000

2018 BEST/EPC/LOCAL

-K-12 HVAC, LIGHTING, & ROOF, \$4,019,430

2018 LOCAL FUNDS

-BOILER REPLACEMENT, \$200,000

2018 DOLA GRANT/ LOCAL FUNDS

-GYM UPDATE

-HVAC, \$143,000

-BLEACHERS, \$115,000

-FLOOR, \$28,000

-LIGHTING, \$22,000

2025 MAIN GYMNASIUM PAINTING

-LOCAL DONATIONS, \$17,600

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

We allocate approximately 10% of the local and state revenues in our general fund to capital reserve projects each year. The capital reserve projects are prioritized based on the impact on student health and safety.

In addition, Haxtun School District maximizes the limited funds we receive and are diligent about being careful to be efficient and effective with every dollar we receive from our taxpayers. Therefore, we have been able to increase our reserves by 10% each year over the past two fiscal years, so we have a reserve that is equivalent to 50% of our annual expenses. Although this is insufficient to pay for all additional renovations of our current facilities, it provides funds to assure that we can immediately repair or replace any damaged areas, so our facility will remain well maintained for decades to come.

More than the 1.5% of students' Per Pupil Revenue (PPR) is set aside each year to annually increase our Capital Renewal Reserve. Currently, we have \$75,000 in our capital renewal reserve, which is set aside if the event the need arises for capital projects in our junior high, which is a BEST-funded area.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Haxtun RE-2J (2630) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Addition and Renovation (2630-SG00003) - - New - Application Number (41)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Low ranking application

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

After reviewing scores and comments from our unsuccessful 2024 application, the District reevaluated and reprioritized our targeted deficiencies and solution. We heard you say that our grant appeared to be more about wants than it was about health and safety, and that our solution was out of scale with the needs. We appreciate your honest and helpful feedback, and since that time have worked hard to refocus. We have tried to scale back and focus solely on the most critical and urgent issues we face. Our 2025 proposed project is a 44% reduction in total project cost compared to the 2024 plan.

CRITICAL HEALTH AND SAFETY ISSUES:

- VO-AG Building: Remotely located, 1956, uninsulated, concrete block, shop building - outdated and unsafe.
- Preschool Spaces: Repurposed 1962 classroom facilities fail to meet safety and functional needs.
- Unsafe program facilities and locations: While less about building condition - the safety concerns related to this are real, they are not just "nice-to-haves"
- Remaining Main Building Deficiencies: The central area of our school has not been improved by the recent investments - many original and outdated systems remain in this area

PROPOSED SOLUTION

This project consists of a substantially reduced 18,350 sf addition (down from 51,575 sf in our 2024 application) and renovations to 31,275 sf (up from 19,900 sf in 2024 application)

A comment we received on our 2024 application really struck home:

"The deficiencies in the project are real concerns, but it's not clear they require a solution of such magnitude"

To address this, the district's planning team worked hard to develop a very targeted project. Our proposal, described in detail later, is a very cost-effective renovation and addition plan. The proposed project seeks to resolve all identified deficiencies while preserving existing recent facilities investments and responds to the feedback we have received.

The proposed solution honors and aligns with our collaborative processes involving stakeholders, facility experts, and community members. After reflecting on the 2024 outcomes, multiple options were analyzed for cost and feasibility. To be honest, community members (who voted overwhelmingly to support our 2023 bond election) were disappointed that our 2024 project was not funded, however after reviewing and revisiting our needs and additional possible solutions, the community is now fully behind this revised plan.

### Project Description

### **Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### **Deficiency**

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Because we have made previous investments in parts of our buildings, our FCI numbers are low. However, as you know, the FCI is an average across the facility yet does not reflect the real needs that remain. Serious health and safety concerns are yet to be resolved. Previous investments have impacted targeted areas of our school and several specific areas remain fully unresolved and untouched.

We have chosen an incremental phased approach to ensuring we are able to provide safe and appropriate facilities for our students. Previous investments in partnership with BEST have been critical to this effort. We are not done, as many health and safety challenges remain.

Four Primary Deficiencies for this project to address:

- Vo-Ag building health & safety deficiencies
- Pre-School unsafe and inadequate program spaces
- Unsafe program facilities, adjacencies, and locations
- Main building deficiencies

VO-AG BUILDING HEALTH & SAFETY DEFICIENCIES

Our 1956 Vo-Ag building remains largely as it was originally constructed and is now well beyond its useful life. 90% of our High school students attend class in this building daily. Primary health and safety concerns for this building are air quality, electrical systems, its remote location, and inability to communicate to the main building and first responders in the event of an emergency. This uninsulated concrete block shop was built directly adjacent to our original high school building. That original building was replaced in 1976 leaving the Vo-Ag building remotely located across two city streets.

#### VoAg HVAC:

- The wood shop does not have a dust collector, which creates dangerous accumulation of dust and wood chips and significantly impacts air quality. A dust collector system is required in woodworking facilities per the IMC 510.2.1.
- The building lacks code-required exhaust and ventilation in the machine shop and carpentry equipment.
- The building has no make-up air, the only fresh air comes into the building through cracks, open doors, and a couple of aged louvers. The lack of outdoor air negatively impacts the learning environment and is not code compliant per the IMC 510.6.5.
- Heating is provided only by ceiling mounted garage-style gas-fired heaters that are aged beyond useful service life and do not adequately heat the space.
- Domestic water heater was installed in 2004 with a service life of 12 years. It is overdue for replacement.
- Hot water piping appears to have been installed when the building was first constructed in 1956; it is aged and due for replacement
- Plumbing fixtures are aged, showing signs of wear and tear. They are due for replacement with the inclusion of ADA compliant fixtures.

#### VoAg Electrical/ Low Voltage:

- Existing Panelboards: All panels throughout the building are outdated and need to be replaced. The quantity of panels can be consolidated for efficiency and cost savings
- Provisions to include a new PA system between the shop and the main building need to be considered. The inability to quickly communicate creates a significant health and safety challenge in the event of an emergency.
- Power/Receptacles: Additional receptacles should be provided throughout
- Lighting controls should be updated to meet new energy codes
- Replacement of all exterior wall mounted light fixtures with new LED fixtures is recommended to ensure proper egress lighting

#### VoAg Envelope:

- Building is uninsulated and consists of simple concrete block wall construction, which is difficult to heat, cool, and keep water tight.
- Cracks were observed throughout the building at CMU walls.
- Exterior windows have water damage from cracks and leaks around them and from roof leaks above
- Exterior doors are original to the building and are difficult to close and keep secure

#### VoAg Interior:

- Interior floor finishes are original to the building and clearly damaged
- Interior ceilings have visible water damage and glued ACT tiles have begun falling from the ceiling
- Cracking visible in the interior CMU wall on the north side.
- Moisture damage at interior walls in all areas causing uneven surfaces and damaged finishes.



- Former roof leaks have caused water damage throughout the interior of the building.

#### VoAg Site:

- Site drainage issues and lack of paved driveways are causing water and ice, leading to mud between the main building and vocational agriculture building
- Site lighting is sparse with additional lighting recommended

#### VoAg Remote location:

- The agriculture building is located over 1,000 feet from the main high school building, so students must walk across city streets multiple times a day to attend classes there. The journey exposes our students to the perils of man and nature. The time going to and from ag greatly reduces instructional time. At five minutes each way, this adds up to over 25 hours of transition time per year per student.
- The path between the school and vocational agriculture shop consists of gravel, dirt, and uneven pavement that is not wheelchair accessible. It is poorly drained and frequently covered in ice, snow, and mud.

#### PRE-SCHOOL UNSAFE & INADEQUATE SPACES

The rooms currently used for pre-school are part of our 1962 building and were never intended or designed to support this program. Our Bullpup Preschool enrollment is 33 students (as of January 2025). We currently have 13 students with IEP's and of those, 5 are significant needs that require 1:1 support all day. Three of the five students with significant needs are not toilet trained and need to be changed regularly. Due to the fact that our classrooms are significantly undersized, it is very crowded when we add the additional staff, equipment, and materials to support our students with significant needs.

We have received grants to improve our PK spaces, but we were unable to fully utilize those grants because our needs require more significant abatement and construction than they could support. Our specific deficiencies include:

- Toilets are in a separate room, along with student cubbies which makes supervision very difficult. For example, when we are diapering a child, the remote location puts us out of compliance with the adult to child ratio in our classroom
- Very small bathrooms are not ADA compliant, so it is very difficult to change students. Appropriate changing tables do not fit
- Doorways into adjacent cubbie rooms and bathrooms are not ADA compliant
- Sinks need to be taken out of toilet stalls and need to be visible by staff in order to supervise handwashing (for licensing compliance)

- Preschool rooms are woefully undersized, with layouts that have been flagged as needing immediate resolution by licensing. New universal preschool legislation raises class sizes to 20 which exacerbate our space challenges - current PK Classrooms are 690sf, CDE guidelines: 38sf/student minimum, optimal is 50sf/student. 1,000sf is ideal (including toilet)
- Asbestos within and between cinder blocks and paint within the entire elementary school have made remodels for compliance cost prohibitive

#### UNSAFE PROGRAM FACILITIES, ADJACENCIES, AND LOCATIONS

Our school has significant health, safety, supervision, and operational challenges for both students and staff due to locations and configurations of multiple programs. These issues are a product of incremental investments over the last 50 years, all of which were rooted in the best intentions at the time, but now create real health, safety and security concerns. It is imperative to address these issues comprehensively to ensure a safe and effective learning environment.

- There is no hallway to get past the gym. The journey to the library, art room, cafeteria, and between the junior high and high school requires students to walk across the gym floor and lobby multiple times a day. Currently we manage this situation by stopping physical education classes while students are escorted across. These crossings often occur multiple times per class period. Most dangerous and challenging is moving our students with significant mobility needs.
- The only elementary bathrooms, (outside of dedicated internal PK-1 restrooms and two single occupant restrooms in the admin area), are also the visitor/ junior high locker rooms. This shared use is a constant challenge for us to monitor and ensure student safety. During events, often while school is in session, visiting schools occupy these locker rooms/ ES bathrooms. When this happens, all 2nd-6th students (90+) and staff are reduced to using the two single-occupancy bathrooms in the admin area. This is especially difficult when sickness erupts in the building.
- The number of children with severe and significant needs has dramatically increased over the last several years. The district lacks appropriate facilities to support them. We desperately need a significant needs room that is ADA compliant and provides our students with a changing table and Hoyer lift. We also need sensory areas to meet the needs of our students.
- The location of the K-12 cafeteria in the elementary school brings junior and senior high students regularly into the elementary school area causing disruptions and safety concerns.
- The library is embedded in the high school area and creates long travel distances for our youngest students who use the library the most frequently. Sending elementary students to the high school restrooms from the library is difficult to supervise and manage especially when the child is of different gender than the supervising staff person.

## MAIN BUILDING DEFICIENCIES

The major building system issues we face are clustered together in the central area not impacted by our recent capital investments. Many of these systems are original to the building and far beyond their anticipated useful life. In particular, our stage operable wall in the central area is failing and requires several staff to move one panel at a time to ensure no one is hurt while opening and closing it. The track is cracked, all bearings have fallen out and panels are simply being moved one at a time by three people. It is original and opening and closing the wall has become a significant safety concern.

### Mechanical deficiencies:

- Several 1960s units are still in place and do not provide code minimum ventilation or appropriate heating or cooling. These units are located in the central area of our building serving locker rooms and the weight room.
- Boiler plant at High School (also located in the central area) is aged, pumps are leaking, pipes are corroded, and the room is poorly ventilated leading to very high temperatures in the space
- The main gas line for the kitchen is coming through the floor of the 1962 K-12 kitchen making it nearly impossible to identify leaks and replace piping.

### Electrical deficiencies:

- The existing main switchboard serving the high school is a 1200A,277/480V service that is original to the building and is beyond its recommended life. The new switchboard is anticipated to be no greater than 3000A at 277/480V assuming a mechanical system utilizing electric reheat.
- Existing panelboards serving the high school are original to the building and are beyond their useful life. New branch panels are recommended and dedicated by load type (mechanical, lighting,& receptacles) connected to replaced service.

### \* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

This is our second year of submitting an application for a BEST grant.

We underwent a Master Planning process in Spring of 2023, passed a bond election in November of 2023 and submitted our unsuccessful BEST grant application in February of 2024.

2023 - Investigation and Diligence (Master Planning and preparing for our first application):

Our organization diligently undertook a comprehensive evaluation of building deficiencies and the overall safety and quality of the learning environment, guided by the CDE's Facility Assessment. To thoroughly understand the extent and magnitude of our deficiencies and their impacts on our students, we engaged the services of architectural and engineering consultants with expertise in school facility assessments.

Throughout 2023, we took various measures to assess building deficiencies, and it became evident that our challenges are escalating as our buildings age. Our actions included the review and updating of CDE assessment reports, where our team collaborated with CDE assessors to enhance the CDE Facilities Insights Report. Additionally, third-party engineering assessments were conducted by our consultants during master planning.

Our consultants facilitated a series of meetings with a Facility Master Planning Team consisting of district and building staff, including the Director of Maintenance, as well as several community members to discuss how the building contributes or hinders a healthy and conducive learning environment. These sessions allowed us to articulate health and safety concerns within the buildings and sites. After the information was gathered by our team and our third-party team members, it was presented to the community at two separate meetings held in the Haxtun Schools cafeteria. The community assisted the

Facility Master Team in vetting the challenges and prioritizing our needs.

2024 - Investigation and Diligence (preparing for our second application) :

The disappointment felt by our community, staff, and students following last year's BEST grant outcome was undeniable. It served as a catalyst for action and collaboration. Determined to address the feedback and improve our application, we set out to identify our most critical and urgent needs. The Haxtun School District Board of Education and Administration undertook the following efforts:

- Reflected on feedback from CCAB Board
  
  - Had multiple conversations with our CDE representative
  
  - Reengaged our architects, engineers, and planners. This team came back to the site multiple times to clarify our needs and priorities
  
  - Revisited the CDE assessment reports to ensure alignment with our own findings
  
  - Reconvened our Master Planning Team to confirm their deficiencies priorities
  - Utilized further feedback from our Haxtun Education Foundation and District Accountability Committee.
- THROUGH THIS PROCESS WE IDENTIFIED AND VERIFIED THE FOLLOWING AS OUR MOST URGENT AND CRITICAL DEFICIENCIES:
- Health and safety deficiencies in the VO-AG building
  - Unsafe and inadequate program spaces in the preschool
  - Unsafe facilities, adjacencies, and locations for key programs
  - Significant deficiencies in the main building

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

This project consists of a substantially reduced 18,350 sf addition (down from 51,575 sf in our 2024 application) and renovations of 31,275 sf (up from 19,900 sf in 2024 application)

After last year's BEST grant cycle, the District and community spent time reflecting on and reviewing the scores and comments we got back from the BEST board and our representative. We have made a concerted effort to revise our proposed solution to be more surgical - targeting our deficiencies more precisely while preserving more of the previous investments in our facilities that remain viable. Although this solution is not what we initially envisioned, as a community we have come to realize that this more modest plan still resolves our major deficiencies in a significantly more fiscally responsible manner.

This solution gets all the spaces in the right place around the school, which on its own was primarily a supervision and security issue, while also solving the most critical health/safety deficiencies driving the project.

The following is a description of how we will resolve each issue identified in the deficiencies section.

#### VO-AG BUILDING HEALTH & SAFETY DEFICIENCIES

We will construct a Vo-Ag addition to provide a new facility that resolves all of the identified deficiencies and locates the program appropriately connected to our HS wing. Our solution of attaching the Vo-Ag shop and classroom to the HS wing addresses the serious safety challenge of students having to make the trek to its current remote location.

#### PRE-SCHOOL UNSAFE & INADEQUATE PROGRAM SPACES

We will remodel three current ES classrooms into two appropriately sized and designed PK rooms with ADA compliant restrooms internal to each room. This project will resolve all the identified deficiencies and provide us with up to date, fully compliant and licensed facilities for our youngest students. These spaces will enable us to fully support our increased population of students with high needs.

#### UNSAFE PROGRAM FACILITIES, ADJACENCIES, AND LOCATIONS

We will do several targeted remodels and construct an addition to resolve all of the identified issues. These strategic investments are complex, interconnected and seek to minimize disruption of previous capital investments. This approach is significantly more cost effective than the 2024 proposed solution of demolishing and replacing over half of our building.

The solution resolves these issues strategically as follows:

Targeted PK/ ES area renovations (also described above):

- New PK spaces will be created by remodeling (and thus displacing) three current ES classrooms.
- The current PK spaces will be renovated into two of the displaced classrooms (Kindergarten and Intervention)
- The 3rd displaced classroom (SPED) is being relocated and improved through renovation inside the current ES gym
- The cafeteria also will be relocated into the current ES gym, and will become accessible to older students without having to walk through the ES spaces

Strategic repurpose and remodel of MS area:

- Given its ideal central location, the current MS area is proposed to be repurposed/ remodeled into several PK12 shared program spaces: music, tech lab, library and a sensory room. These spaces will now be centrally located no longer requiring ES students to travel and intermingle with HS students to access these resources
- This solution preserves and repurposes our 2014 BEST investment. The proposed layout is designed and intended to minimize modification of the MS addition. It proposes a light remodeling of two existing rooms - leaving their walls in place. It also calls for removing two walls in order to open up two larger areas that will be remodeled into the music room and the library.

Central area targeted remodel and Aux gym addition:

- This project will renovate the current locker room and weight room area to create a much needed hallway connecting the two sides of our school.

Remember, we cannot currently cross between the ES and HS sides of our school without walking across the gym floor.

- The new visitor locker rooms will eliminate the problem we currently have with our ES restrooms being combined as locker rooms. This will eliminate our visiting school students from entering our ES area.
- A new Aux gym addition will be built to relocate the current ES gym, as it will be remodeled into centrally located and appropriate Special Education and cafeteria spaces
- This central part of our building has provided some of the most challenging adjacency issues. This area is also the location of the oldest building systems yet to be addressed by previous projects and several building systems in this area will be resolved as described previously.

HS area targeted remodel

- The current library and music room will be remodeled into the MS classrooms, thus locating them more appropriately within the school. The current Library and music room will be relocated more centrally into the current MS area as described above

#### MAIN BUILDING DEFICIENCIES

The remodels and additions described above have been intentionally located and designed to allow us to simultaneously resolve all of the main building deficiencies we have identified. Most of these deficiencies exist in the central area of the building not yet invested in and include major mechanical and electrical items. We will be replacing our dangerous operable wall at our stage. We will be replacing our remaining outdated HVAC equipment and upgrading the remaining original electrical system.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

#### 2023 SOLUTION PLANNING AND DILIGENCE:

We engaged a planning team to help us understand the breadth and scope of our needs and consider our options from a holistic point of view.

We assembled a Master Planning Team to learn and understand our facilities situation and to articulate priorities and criteria to help identify potential appropriate solutions.

After numerous meetings with experts and our own building and leadership teams, our planning team felt prepared to place before the community a series of options for input.

Prior to engaging the broader community, the planning team assessed all options and agreed unanimously that number 7 best matched their previously created criteria.

Options Considered in the process:

1. Wait, continue fixing as possible
2. Repair a few deficiencies,
3. Repair a larger group of deficiencies,

- 4a. Competition gym addition,
- 4b. Auxiliary gym addition
- 5. Vo-Ag addition
- 6a. Additions and renovations to resolve school circulation issues, no vo-ag
- 6b. Additions and renovations to resolve school circulation issues, plus vo-ag addition
- 7. ES & VO-AG REPLACEMENT THROUGH ADDITION
- 8. Build an entirely new Pk-12 facility.

All options were rigorously studied and evaluated by the District, the Master Planning Committee, and input was gathered at two community meetings. At these community input meetings, attendees voiced concerns that we need to address as many of the deficiencies as possible with a holistic approach. We heard complaints consistently that previous "one off projects" to address issues have not gotten us the school that safely and appropriately supports our Haxtun students. Many view our facilities as haphazardly cobbled together.

In the end - it was determined that Option 7 resolved all critical health and safety issues.

**2024 SOLUTION PLANNING AND DILIGENCE:**

The District undertook the following actions to reconsider our proposed solution:

- We gathered together all feedback and scores from the 2024 application
- We met with our CDE representative
- We reengaged our A/E planning team
- We held multiple informal conversations with staff and community
- We reconvened our Facilities Planning Team to reconsider options

After revisiting the options previously considered, the District tasked the planning team with developing a more targeted solution to our identified priority deficiencies.

They examined a range of solutions, rigorously evaluating each option against established criteria. After careful analysis, the team identified a modified version of 6B above, now called Option 6C, as the most practical and cost-efficient solution.

**Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

There are two types of urgencies we face. Both need to be addressed immediately in order to continue having our students attend school in these buildings.

First are the building systems that are well past their expected useful life. If any of our systems fail that are critical to operating the facility, then we would have a crisis with no adequate space to educate our students who attend Haxtun School District. Outside of the BEST Grant program, we would be unable to raise the large amount of funding needed to address band-aid solutions nor build replacement spaces. We are committed to resolving the issues, our

community has overwhelmingly passed a bond, but our bonding capacity alone is far from being able to fund the needed solutions.

Second, we have deficiencies that are related to locations, adjacencies and designs that create major student and staff security and life safety concerns. We live with these risks day in and day out. Similar to our building systems deficiencies, it is not known when an incident will occur. It could happen tomorrow or in three years. We do not know and actively try to manage the liability every day.

In addition, given recent rates of escalation in the construction market, the cost of addressing our deficiencies will only increase over time. The deficiencies that need to be addressed are not items and concerns that can be mitigated through the typical capital construction budgeting process. We must avoid throwing good money after bad to keep our school running.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

We have a proven track record for taking the best care possible of our facility as witnessed by \$553,266.93 spent in maintenance and operations in 2022-2023 (FY 2023), which is \$1,646.62 per student. This school year (FY 2024), we have already spent \$243,201.30, which is \$784.52 per student. This amount is slated to almost double by the end of the fiscal year. If we are fortunate enough to receive a BEST Grant our district is willing to give assurances that we will continue to set aside \$1,000 per student on maintenance in operation and this amount will not decrease. Our new BEST facilities will receive the same care as we have historically given to our aging facilities.

We will continue to allocate 10% of our local and state revenues to maintenance and operations to make sure we are able to take excellent care of our facilities. A lead custodian will be assigned to elementary school, who is also a licensed electrician, and a lead custodian will be assigned to the jr/sr high school who has twenty years of experience in caring for the facility. The director of maintenance will oversee any repairs and replacements that need to be made.

It is imperative that we not only budget to maintain our current and new facility with excellence, but we need to budget an appropriate amount of funding to replace any portion of the project that comes to the end of its useful life. This will be done by setting aside 5% of our capital reserves for operations and maintenance capital projects.



More than the 1.5% of students' Per Pupil Revenue (PPR) is set aside each year to annually increase our Capital Renewal Reserve. Currently, we have a balance of \$75,000 in our Capital Renewal Reserve.

During the 2022 fiscal year we refinanced our current loan payment to take advantage of very low interest rates; this will allow us to pay off our current debt as quickly as possible thereby freeing up some of our allocated funds in capital reserves. In addition, we have continued to increase the amount of money we have put into capital reserves to increase our ability to take care of any needed projects.

It is evident the community has strong support for our schools. They see the excellent job we do maintaining our facilities. In 2017 our community supported a request for a mill levy override which is in place until collection year 2027. In the most recent election, our local taxpayers passed a bond with two-thirds of our community voting in support of the additions and renovations to our facilities. When it is time to replace our facilities, it will require a future investment from our local taxpayers for a new facility. However, if our outdated, asbestos-laden buildings are replaced, we will be able to maintain our facilities for generations to come because of our dedicated allocations to maintaining and repairing our facilities in both our general fund and to our capital reserves.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The Vo-Ag building that we will be vacating is planned to be used as a bus barn. We are not planning on spending any money demolishing or improving this space.

Our buses currently park outside. The Vo-Ag building has garage doors, our buses fit inside, and that function is not limited by the building deficiencies that make the space unsafe for teaching and learning.

No portions of the main building are being demolished or vacated through this project. There is some minor internal demolition that will be associated with the renovations in the ES and HS areas.

III. Detailed Project Cost Summary

Haxtun RE-2J (2630) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Addition and Renovation (2630-SG00003) - - New - Application Number (41)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

41.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

15.18658742

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	29,990,696.30
D. Applicant Match to this Project	\$	4,554,563.31
E. Requested BEST Grant Amount	\$	25,436,132.99
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	29,990,696.30

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2023	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

347

4 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

4 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/31/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate was compiled in a partnership with the district, and Wold Architects and Engineers. This budget has been informed by previous project experiences, existing AHERA reports, the facilities master planning and CDED assessments, and independent estimates completed by FCI Constructors, Hausmann Construction and Fransen Pittman Construction.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District does not have employed staff to oversee extensive renovation and construction projects. The District will procure an Owner's Representative consultant using an open procurement process. The qualifications and responsibilities will include: ability to oversee the project, provide general management of invoice submittals and owner's budget, participation in weekly project team meetings, and other management responsibilities to be determined.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district will start with a process to hire architects, engineers and an owner's representative following closely with CDE's procurement process and schedule. Given the fact that the bond issue has already passed, the procurement process will begin immediately upon final notification of our BEST grant. Once the

architect and engineer and owner's representative are hired and in place and under contract, we will implement the CDE recommended procurement process to secure contractors.

Haxtun School District's Board policy requires a procedure for pre-qualifying bidders when materials or services need bids. Suppliers can join mailing lists for pre-qualification information and receive specifications for bidding. Only pre-qualified bidders may submit bids.

The district aims to use minority businesses, women-owned enterprises, and labor surplus area firms when possible by soliciting them for bids.

Contracts and orders may be awarded to the lowest responsible bidder, but we will also consider quality and program goals. The Board may reject any or all bids and accept the one that best serves the district's interests.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In the November 2023 election, Haxtun taxpayers approved a bond to improve facilities, including relocating the ag shop and building new elementary classrooms and bathrooms to support modern teaching and technology.

The community values transparency and efficiency in our budgeting. In 2017, Haxtun voters passed a Mill Levy Override to fund facility improvements, technology, textbooks, and teacher retention. The Haxtun Education Foundation raised over \$50,000 last year for facility upgrades, with ongoing annual fundraising.

In 2021, the Buell Foundation granted \$200,000 for preschool room expansion, but asbestos abatement costs limited the scope. The funds supported health and safety updates. The preschool also received a grant from the University of Colorado for inclusive learning improvements.

Haxtun also received grants from the Hospital Foundation and Lions Club for a sensory room for students with severe autism, as well as several programming grants to expand student opportunities, including federal grants for support systems and post-secondary success.

Haxtun School District is committed to being responsible stewards of taxpayer funds, ensuring high-quality learning experiences for all students.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$12,296,185.50</u>
B. School District's certified FY2024/25 Assessed Value	<u>\$34,161,068</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$6,832,213.60</u>
D. Current outstanding bonded indebtedness:	<u>\$2,277,650.29</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$4,554,563.31</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<b><u>\$4,554,563.31</u></b>

School District: Haxtun School District Re-2J  
 Project: Haxtun School District BEST Project  
 Date: February 6, 2025

Signed by Superintendent: 

Printed Name: Aron Jones

Signed by School Board Officer:

Printed Name: Amy Kilgour 

Title: President





# HAXTUN SCHOOL DISTRICT RE-2J

201 W. Powell - Haxtun, CO 80731  
www.haxtunk12.org

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Athletic/Activities Directors  
Don Myers  
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Collyn Heinz  
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February 2, 2025

To Whom It May Concern,

I am writing on behalf of the Haxtun School District to express my enthusiastic support for our application for the BEST (Building Excellent Schools Today) Grant. This funding is critical to addressing the pressing needs of our preschool program, which faces significant challenges due to inadequate facilities that hinder our ability to provide a safe, inclusive, and effective learning environment for our youngest learners.

Currently, our preschool classrooms are too small to accommodate the developmental and instructional needs of our students. The limited space restricts the flexibility necessary for various learning activities and hampers our efforts to create a stimulating environment that fosters exploration and growth. Furthermore, the classrooms are not handicapped accessible, which is a serious concern as it limits our ability to serve children with disabilities in an equitable and inclusive manner. This directly conflicts with our commitment to providing a welcoming and accessible learning space for all students.

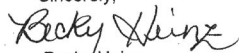
An additional challenge is the inability to adequately supervise restroom areas. The current layout of our preschool facilities makes it difficult for staff to ensure the safety and privacy of children while maintaining appropriate oversight. This poses potential risks to both student safety and the quality of care we provide.

Unfortunately, the existing classrooms cannot be expanded or reconfigured to address these issues due to the presence of asbestos in the walls. This hazardous material not only limits renovation options but also underscores the urgent need for new construction to ensure a safe and healthy environment for students and staff.

Investing in our preschool facilities is an investment in the future of our community. Early childhood education is the foundation upon which lifelong learning and success are built. By addressing the critical infrastructure needs of our preschool program, we can ensure that every child, regardless of ability or circumstance, has access to the high-quality education they deserve.

Thank you for considering our application for the BEST Grant. Your support will make an immeasurable difference in the lives of our students, their families, and the broader community.

Sincerely,

  
Becky Heinz  
Principal

January 30, 2025

Subject: Considerations for BEST Grant Opportunities

Dear BEST Grant Committee,

As you approach the decisions for the upcoming BEST Grant opportunities, please consider the following situations that have arisen in our school. Your support and funding for these issues would be greatly appreciated in our efforts to enhance student safety and improve our educational environment.

**Ag Shop Concerns:** Our Ag Shop is not connected to our school. The distance between the Ag Shop and the Jr/Sr High School has led to several behavior problems. Students often choose to drive instead of walking, which raises safety concerns as they may leave campus during this time. This poses a liability, especially in cases of emergencies. Additionally, students frequently speed past the elementary school playground, creating risks for younger children.

**Behavior Issues:** Haxtun Jr/Sr High School consists of 7-12 grade students. Our junior high and high school students are separated by a lobby, gym, and a long hallway. Several teachers teach both junior high and high school students. During passing periods between the two areas, we have faced discipline challenges. The layout of our facilities makes it difficult to monitor these areas effectively.

**Special Education:** Due to the number of students in our special education program, we do not have enough rooms available to meet their needs to ensure their success.

**Shared Spaces:** The shared library and cafeteria spaces create further challenges, as younger students often travel through hallways where older students are present, leading to age inappropriate behaviors and language.

I appreciate your consideration of these matters, as funding would significantly contribute to the safety and well-being of our students.

Thank you for your attention to these important issues.

Best Regards,



Amanda Ridlen

Haxtun Jr/Sr High School Principal



● **Campuses Impacted by this Grant Application** ●

**Holyoke Re-1J - ES Replacement - Holyoke ES - 1954**

<b>District:</b>	Holyoke RE-1J
<b>School Name:</b>	Holyoke ES
<b>Address:</b>	326 East Kellogg Street
<b>City:</b>	Holyoke
<b>Gross Area (SF):</b>	47,200
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$15,911,346
<b>Condition Budget:</b>	\$9,560,103
<b>Total FCI:</b>	0.60
<b>Adequacy Index:</b>	0.47



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,236,545	\$1,635,196	0.73
Equipment and Furnishings	\$467,523	\$312,870	0.67
Exterior Enclosure	\$2,291,456	\$698,578	0.30
Fire Protection	\$15,255	\$618,126	40.52
HVAC System	\$2,765,354	\$2,567,861	0.93
Interior Construction and Conveyance	\$3,731,431	\$2,606,227	0.70
Plumbing System	\$972,200	\$656,482	0.68
Site	\$1,334,823	\$958,512	0.72
Structure	\$2,096,760	\$124,378	0.06
<b>Overall - Total</b>	<b>\$15,911,346</b>	<b>\$10,178,230</b>	<b>0.64</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Holyoke ES Main	47,200	0.59	1954	\$14,576,523	\$9,219,718
Holyoke ES Site	174,240	0.72	1954	\$1,334,823	\$958,512
<b>Overall - Total</b>	<b>221,440</b>	<b>0.60</b>		<b>\$15,911,346</b>	<b>\$10,178,230</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Holyoke Re-1J

**County:** Phillips

**Project Title:** ES Replacement

<b>Current Grant Request:</b>	\$38,687,626.82	<b>CDE Minimum Match %:</b>	33%
<b>Current Applicant Match:</b>	\$14,424,106.00	<b>Actual Match % Provided:</b>	27.15804067%
<b>Current Project Request:</b>	\$53,111,732.82	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$53,111,732.82	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$849.45	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$107.47	<b>Affected Pupils:</b>	283
<b>Hard Costs Per Sq Ft:</b>	\$741.98	<b>Cost Per Pupil:</b>	\$187,674
<b>Previous BEST Grant(s):</b>	6	<b>Gross Sq Ft Per Pupil:</b>	221
<b>Previous BEST Total \$:</b>	\$4,702,150.16		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	495	<b>Bonded Debt Approved:</b>	\$17,040,000
<b>Assessed Valuation:</b>	\$79,060,270	<b>Year(s) Bond Approved:</b>	20,24
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$159,706	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$1,795,000
<b>Median Household Income:</b>	\$56,893	<b>Total Bond Capacity:</b>	\$15,812,054
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	61.7%	<b>Bond Capacity Remaining:</b>	\$14,017,054
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$938.54		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

Holyoke Re-1J (2620) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - New - Application Number (34)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Holyoke Elementary School - 2620-4076 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 1954, two years before construction of what would become I-76 connecting eastern Colorado communities to I-70 in Denver, Holyoke School District built the original elementary school. Additions came in 1966, 1972, 1978, and 1998. As was typical of that time, the elementary building was erected on a separate site than the original multistory high school building. The elementary schools of that time were one-story masonry buildings, with lots of windows and a flat roof. Holyoke Elementary was in that same fashion. This era of design worked well at its time of construction but does not meet current 2024 educational standards. Interior concrete block walls and terrazzo floors directly atop the concrete slab with the school's water supply in copper pipe directly under the slab making it susceptible to wear and breakage over time. The other subsequent additions were hastily built, such as the library in 1972, which provided many educational opportunities for students and teachers. However, the addition was built over a storm drainage system by students learning the construction trades. The original school and subsequent additions were each built to the code of the day, but none are complete in space, layout and systems ability to address safety, health, and educational suitability for today's standards, nor offer flexibility for any future adaptations. The 1956 building is cement block wall with brick veneer, including interior partition walls. The roof was replaced in 2012 with a fully adhered single ply membrane. The remaining additions are steel stud frame construction put up to meet those needs.

The Elementary school site is as tight and compacted, with little to no means to expand. This setting, including its detached location from the Jr./Sr. High School, the residential neighbors to the east, north, and west are ideal for an elementary school, but not one that has outgrown its location.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

For 70 years, we have been maintaining our elementary school building, which has undergone multiple expansions to meet growing educational needs. These additions occurred in 1966, 1972, 1978, and 1998. The most recent major project was part of the district's 2019 master plan, which focused on capital improvements at the junior/senior high school, funded through the BEST program, in preparation for a future elementary project as part of a PK-12 campus. In 2010, the district initiated long-term master planning to optimize the use of its school buildings and resources. Assessments revealed that the elementary school would not meet future needs, but could be extended for another decade with some updates, such as boiler replacement and improved security. Now, 15 years later, the building has reached the end of its usable life.

Over the past three years, urgent repairs have been required to maintain the outdated facility. May 2024 there was a large water leak and in the Fall of 2024 and addition three gas leaks were discovered, added to the two gas leaks in 2022. The stormwater drains under the library, which had been problematic, was temporarily fixed through an insurance claim, although a permanent solution was delayed because of the ongoing discussions about replacing the elementary school. The playground and student ADHD restrooms was upgraded to improve safety and ADA compliance, thanks to funding from both the district and the local Heginbotham Trust. In January 2024, a new wireless PA system replaced the non-functional 1954 system, funded through a Violent Prevention Program/COPS grant, which can be transferred to a new building.

We are committed to being good stewards of our facilities and have consistently invested in improvements. Recent capital projects have included \$80,000 for new carpeting in the Jr/Sr High School hallways, \$60,000 to upgrade track and football bleachers to meet ADA compliance, and \$12,500 to ensure ADA-compliant sidewalks between the track, bleachers, restrooms, and concessions. The all-weather track was resurfaced for \$175,000, and the district purchased a new activity bus for \$280,000. In response to a hailstorm, \$640,000 was spent on roof repairs, including replacing shingles, flat roofs, skylights and roof vents. These ongoing investments reflect our dedication to maintaining and improving the district's facilities for the benefit of our students and the community.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district is committed to maintaining sufficient annual transfers to a Capital Reserve Fund to account for necessary district wide facility needs. We are invested in taking care of those small dollar amount items as listed in our masterplan facility document, and we have a legacy of receiving BEST Grant awards to resolve those facility issues unable to be covered by our committed finances. The schools board continues to be committed to the strategic improvement guided by the facility master plan with three updates in 2010, 2019 and 2023.

For the past seven years, the district has allocated \$60,000 annual commitment to the Capital Reserve Fund. This money is earmarked for the long-term upkeep and maintenance of district facilities. A smaller allocation over the last decade was apportioned to the elementary school, excluding large districtwide projects, knowing the long-term solution for the Elementary school included this replacement. During our master plan update, we re-established the financial maintenance and replacement plan for the next 50 years. Our long-term plan and priorities list identifies the expected upcoming at the Jr/Sr High School include roof repair and HVAC maintenance and renovations.

Food Service funds have been used since 2019 (\$180,658.85) for all food service equipment upgrades. The Elementary school remains the only district prep

and cook service kitchen for all the facilities. Per CDE requirement, we must spend down to reduce the food service fund's amount to a six-month reserve level. This is an incredible opportunity to demonstrate our desire to invest in providing a hot, healthy meal for our students.

Capital Expenditures over the past ten years:

District Wide - \$4,272,722.00

Elementary - \$349,285.00

% @ elementary school - 8.17%

Elementary Repairs February 2024 to January 2025 - \$63,634.00

Largest four projects in the past ten years:

Colorado Energy Office, State Program by Schneider Energy Project - \$1,406,979.00

HS Life Skills Room/ Roof - \$801,416.00

Vehicle /Equipment - \$1,015,877.00

Hail Damaged/Roof Work - District wide - \$638,621.00 (\$14,830 spent at the elementary school)

Total - \$3,862,893.00

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Holyoke Re-1J (2620) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - New - Application Number (34)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input checked="" type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Insufficient Funding for the approved project.

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Holyoke Elementary School faces significant challenges that hinder our ability to serve students, staff, and community. The building is outdated and no longer meets our evolving needs, impacting health, safety, and security. Issues such as gas leaks, water leaks, flooding due to poor stormwater management, difficulty maintaining classroom temperatures, and proximity to unsafe streets create ongoing problems. The current drop-off layout is also problematic, creating hazards for students, staff, and families, compromising the ability to provide a safe learning environment.

In the past five years, the ESL and SPED student population has doubled, and educational methods now require more differentiation and attention to individual student needs. The school facilities are ill-equipped, with insufficient electrical outlets, no small group spaces for academic or social/emotional interventions, and inadequate resources. The district is committed to providing a positive, inclusive, and empowering environment for students, staff, parents, and the community.

Despite the challenges, we work closely with families and community partners to provide a high-quality education. This includes best practices in teaching, professional development, and a focus on social-emotional learning, helping students thrive academically and socially. However, the current facilities are inadequate to fully support these efforts.

The need for a new, adaptable, and state-of-the-art facility is clear. A modernized school would provide the necessary space to support our enrollment and academic mission. It would create a safe and welcoming environment for students, staff, and community members, preparing students to become motivated, adaptable, and productive citizens. The completed K-12 campus would support Holyoke's mission: To graduate every student prepared with the necessary knowledge, skill, and character to find success in life.

The proposed solution is the complete replacement of Holyoke Elementary School on the existing Junior/Senior High School site. This plan was developed through community engagement, master planning updates, and work sessions with the school board. Community support is strong, as shown by the successful passage of a bond measure in November 2024, reflecting local commitment to improving educational infrastructure.

The new facility will address health and safety concerns, provide modern learning spaces, and support our long-term goals. Relocating the elementary school to the existing site will maximize resources, streamline operations, and ensure sustainable delivery of educational services in this rural area. This project represents a crucial investment in the future of the Holyoke School District, ensuring all students have access to high-quality education in a safe and supportive environment.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**



- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

#### SECURITY ISSUES:

20 exterior doors! The number alone makes security monitoring difficult. Many are hard to open & close. The Holyoke police have notified us over 12 times they were able to gain unauthorized access to the building after hours. Many of the doors are incapable of being closed securely due to seasonal changes causing shrinking & swelling. The library & many classrooms have exterior doors requiring verification at the end of each day ensuring they are properly latched, not to mention the risk of being accessed during the day . This year, a kindergarten student opened an exterior door for two adults to the school. Fortunately, a teacher noticed the two adults near an unusual area of the building & escorted them to the office. Additionally, the school has original operable windows that are difficult to fully close. Opening them is necessary for ventilation. The security issues are exacerbated by the building's proximity to 3 city streets. The public is only a few steps away from these doors & windows on 3 sides of the building.

Insufficient admin space & view of entry: The secretary is the only one who can see someone approaching the building from about 15 steps away. The office has windows, but when sitting at the desk there is no view out the windows. An assessment completed by the School Safety Resource Center noted multiple additional concerns of the elementary main entry, including large unsupported lobby windows, the open roll-up door, & the lack of simple communication or lock down activation from the front desk.

Site security fencing: Although our playground is enclosed, the remainder of the site is bordered by streets & lacks defensible space needed to discourage unauthorized access. The existing fence is in disrepair, particularly the gates that don't latch properly. Our special education program depends on a secure play area to keep students safe and prevent running incidents. We currently have 4 SPED students who are runners.

Supervision issues: On the west side of the school, the restroom area is completely unmonitored, with no staff in the vicinity to ensure safety. Restrooms near classrooms are similarly difficult to supervise, even with one adult present. Given the district's limited staffing, it's crucial to make the most of every available resource to support supervision. The district offices are disconnected from the school buildings, which severely restricts the ability to monitor visitors &

student activity. This physical separation weakens staff-student connections, hinders proper supervision, & undermines the effectiveness of educational support.

#### IMPENDING FAILURES & MAINTENANCE ISSUES:

There are ongoing concerns about the systems beneath the slab & inside the walls of the elementary school. All waterlines are embedded under the slab, making them inaccessible for maintenance or repairs. Recently, a hot water line broke under the gym. Instead of repairing or replacing the water lines connected to the central boiler unit, the district opted for a new boiler. This is a short term fix, the rest of the building also has inaccessible water lines, creating an ongoing risk of future breaks. Additionally, the original electrical system within the concrete block walls is undersized & inaccessible. While the school is aware of the electrical deficiencies, any issues now will require complete system replacement, as repairs are no longer feasible.

The building isn't a viable long-term solution from a structural standpoint. There is a diagonal fracture in the foundation wall of the 1972 library, particularly in the area vulnerable to the stormwater running beneath the building. Also, the whole structure of the 1954 building is nearing its end. This includes the foundation wall, the structural slab on grade, the single-story steel frame roof supported by columns, the EIFS wall panels, the brick cavity exterior wall system with concrete masonry backup, & the interior glazed concrete masonry walls. The building's infrastructure, particularly the copper piping system used when the school was originally constructed, is increasingly vulnerable to leaks. The condition of the building is precarious, & the question is no longer if these leaks will happen again, but when.

#### SAFETY HAZARDS:

The drop-off area is extremely unsafe. With no on-site drop-off lanes, parents are forced to drop students off on a public street. Despite efforts to manage this, parents continue to park on the opposite side of the street, forcing students to cross in traffic. Some stop in the middle of the street, creating a dangerous situation as other drivers speed past. While bus drop-off is more controlled, the designated bus lane runs along a busy street, making it more hazardous than the parent drop-off area. Food deliveries add to safety concerns due to the limited on-site space, kitchen deliveries occur directly off Morlan Ave, where trucks block the road for up to an hour at least twice a week, creating a dangerous environment for students walking to school.

Tornado safety is another critical concern in Holyoke, as the area's tornado index is 19% higher than the state average. The current shelter areas-located in the basement beneath the gym & under the kitchen-are inadequate & pose serious risks. These spaces are too small to accommodate the entire student body & are inaccessible, only be reached by stairs. They are far from most classrooms, requiring students to walk through the kitchen to reach the access stairs. Recent tornadoes & microbursts, one that struck across the street & tore the roof off the bus barn, highlight the need for safer, more accessible shelter options.

Ice buildup at entry points is a big problem. The north side main entrance is directly adjacent to the street, leaving limited space for ramps & sidewalks. Despite consistent maintenance, the main entrance & exterior ramp near the special needs area often become hazardous with ice. This ramp is the only accessible entry point for the special needs classroom, making it a critical safety issue in winter. Along the north side SPED ramp, the drainage pipes were so backed up we had to use very strong chemicals to get it cleared for regular use.

Tripping hazards in the playground are caused by storm drainage trenches, which are positioned too high to be piped underground. Due to the flat & constrained layout of the site & the fixed locations of the city's storm drain inlets, the stormwater is forced to follow a direct, unchangeable path. The school has no means to resolve this issue without major reconfiguration of the site.

#### HEALTH DEFICIENCIES:

In September 2022, a gas leak in the boiler room required immediate attention, with a new gas pipeline installed after the original was red tagged by the gas company. November 5, 2024, the school experienced three separate gas leaks, leading to the building's evacuation. The school was closed for 1.5 days. The school electrical system posed a health risk when the conduit to the mechanical unit was the cause of smoke entering the gym.

In October 2022, mandatory lead testing revealed 3 out of 19 water sources had unacceptable lead levels, which required the district to filter or abandon those sources. Additionally, the school's security was enhanced with the installation of 11 new cameras, bringing the total to 26.

The lack of fresh air & poor air quality is a concern. Designed in the 1950s, the school suffers from inadequate ventilation. The primary source of fresh air is through operable windows & propped-open doors, but many days bring weather too hot or too cold to provide proper ventilation. In the library, shifting foundations caused by erosion have made the windows inoperable, so staff must prop open exterior doors to bring in fresh air, creating an unhealthy & uncomfortable environment. The heat is so extreme in some rooms the wall mounted teaching material just falls off.

Classroom temperatures fluctuate wildly between 63 & 85 degrees, due to the original radiant heating system, single-pane windows, & poorly insulated exterior walls. In sub-zero weather, heaters struggle to maintain warmth, forcing students to wear jackets all day. The lack of individual temperature controls means one classroom may be too warm while another remains cold. While the air conditioning works, it controls paired classrooms, leaving one room cool & the other uncomfortably warm. Classrooms along the north-south hallways also experience excess heat from sun exposure, & fans intended to aid temperature distribution have been disconnected due to insufficient electrical service. From August 2024 to January 2025, the office area hasn't had heat due to electrical issues.

Stormwater issues also persist beneath the building. Water is routed through pipes under the library & exits onto the street on the north side. After heavy rainfall, these pipes collapsed under the floor slab, displacing all students & staff for 6 months while repairs were made. Additionally, playground wood chips clog the storm pipes beneath the library, worsening the problem.

The school also lacks a dedicated clinic. Sick students are placed on a cot across from the administration or in a chair in the office with increased foot traffic spreads illness. If a student needs the restroom, they must go down the hall. The current setup uses a single supply closet for records, nurse supplies, medicine, & teacher materials. The school needs a designated space for a cot, nurse supplies, & medicine storage, with nearby restroom access, as Colorado regulations require.

Access to clean water is also an issue. The school has a limited number & poor distribution of drinking fountains, with recent lead testing revealing contamination. This has reduced the number of operable fountains to just 4, though code requires at least 9.

Water intrusion is a continual problem. Exterior doors frequently allow water onto the floors, & original skylights leak into the ceilings. In the music room, roof leaks have caused water damage on interior walls & a crack in the exterior wall allows moisture & air. The staff calls this the "crying wall." There are also two windows that leak in the gym when it rains or snows.

#### EDUCATIONAL SUITABILITY DEFICIENCIES:

Classrooms suffer from insufficient electrical service, with outlets inadequate to support current technological needs. Most rooms have only four outlets & breakers frequently blow during science experiments. The outdated electrical service & wiring make it impossible to add more outlets. On January 30, 2024, melted wires were discovered & failed to trip the breaker. Another outlet caught fire.

Heating & storage issues affect classrooms, particularly those with radiant heaters along the window walls serving grades 3-6, ESL, & SPED. The noise from the fans is disruptive, & the limited storage space, compounded by high temperatures during demand weather, reduces the availability of accessible, short-term educational materials.

There is also a lack of specialized education spaces for small groups & itinerant staff. Classroom space for ESL programs & staff is inadequate, further straining the school's resources.

Physical education space is lacking in elementary school & in the district in general. Students are frequently required to hold PE classes outside, because the current elementary gym is too small for necessary activities. The district also doesn't have enough practice spaces for athletics. Just recently, the superintendent was monitoring 2nd thru 4th grade aged students getting picked up at 9:00 at night to accommodate scheduling of practice space.

Finally, equal access & accessibility for all students is a significant concern. The school serves a growing population of students with severe needs & disabilities through its magnet life skills program. However, the 1954 building doesn't meet the necessary special education or accessibility standards.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

This project is part of a larger master planning effort that has taken place over the last 15 years. In 2010 the Neenan Company was hired for a thorough facility assessment. At that time, it was determined that major reconfiguration could be delayed because the buildings themselves would last another 10 years with minor improvements, although considerable educational suitability concerns were noted. The district re-hired Neenan in 2019 to determine a true, long-term master plan for facilities to review all existing and new facility issues, evaluate the viability of the building's future, and determine next steps of the master plan. At this point, the desire and reasoning for a K-12 campus was formalized. The district revisited the master plan again in 2023 to re-evaluate construction costs of options against the post-Covid economy & verify decisions.

Most of the facility investigation is documented in the 2011 Master Plan and 2019, 2023 MP updates, administered by Architecture and Construction professionals, including:

- A facility walk and professional evaluation of facility condition and suitability
- An accounting of all improvements made by facility staff in the past 10 yrs
- A recording of all current facility issues by maintenance staff and teaching staff
- A review of the most current State Facility Assessment and identification of issues not noted in the assessment
- An assessment completed by the School Safety Resource Center

The school district also gained facility system info and understanding through numerous emergency repairs that prompted investigations of systems within the elementary building including:

- A drainage pipe under the building collapsed in February 2022 due to over 6 inches of rain in a short time. This insurance work included investigation of the condition of the storm line and a structural evaluation of the foundation and structural system around the ruptured storm line.
- A hot water supply line leaked below the slab in the elementary gym in April 2023 indicating the fragile nature and inaccessibility of the original water lines,

as well as the infeasibility of abating the asbestos of the under-slab pipes. The more economical solution was not to repair a ten-foot section of water lines, but to add an additional hot water heater. Since the hot water line that leaked provided hot water to the kitchen that supports serving breakfast and lunch to all K-12 students, the district had to find a quicker and cost-effective manner to resolve the issue. Since the hot water line that burst provided hot water to the kitchen that supports serving breakfast and lunch to all K-12 students the district had to find a quicker and quicker solution to restore hot water to the kitchen.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The solution is to provide the district with a new elementary building on the existing high school campus, creating a K-12 campus, which will be more effective for supervision, educational opportunities, & staff effectiveness. The proposed project is a 62,525 square foot building including: elementary classrooms, special education spaces, tech spaces & media center, administration, kitchen & cafeteria, & gymnasium. The proposed building includes district administration & enough gymnasium space to provide an auxiliary competition court for the jr/sr high school program. The elementary specific square footage is similar in size to the existing elementary & provides more effective educational space.

### **ADDRESSING THE DEFICIENCIES:**

The proposed elementary, located on the same site as the jr/sr high school, will address safety & security issues by reducing the distance between the two school buildings, the need to travel public streets between the two, & the effort to supervise & monitor two separate school sites. Security will be further enhanced by incorporating district admin into the new building, strategically located to monitor the space between the two schools.

Additional K-12 campus benefits include efficiency of a shared bus drop off, centralized kitchen, ease of SRO supervision, & maintenance & IT staff accessibility. For the elementary school specifically, this project reduces the number of public streets surrounding the building to 1 street at the front entry of the building, providing adequate view from admin toward the street & the new on-site entry & drop off area. The new school will have significantly fewer exterior doors, & electronic security at each door. The new building will greatly improve health issues with a state-of-the-art mechanical system that will provide fresh air to students & staff, increase controllability, reduce noise disruption, & reduce district utility costs.

The new building will address educational suitability by providing correctly sized spaces for classrooms & adding small group learning & specialty education while minimally increasing the overall square footage. Holyoke is a rural community & unable to provide specialty staff for all the various subjects required for school. BOCES, visiting staff, high school staff, & distance learning are integral to providing the required specialty teaching & support. Flexible education space for visiting staff will greatly improve the ability to teach.

In addition, adjacency to the jr/sr high school allows for higher level education opportunities for elementary students & mentoring opportunities for upper grade students without having to travel down public streets to access the other school . This was a valuable program that had been eliminated in recent years due to safety. Finally, the new building will provide flexibility to change & adapt for educational needs in the future, something the concrete block walls of the existing school do not allow. With various rooms & multi-use spaces, the staff can easily accommodate fluctuations in class sizes. With steel stud framed interior walls, the school will be able to adapt to future configuration & power needs more easily. The district acknowledges there are remaining issues in their buildings including addressing an out-of-date air-quality system in the jr/sr High school VoAg shop, but is not pursuing addressing them here. However, addressing these topics over time remains in line with their master plan.

#### SCOPE OF WORK:

The project is to be located on the existing 7-12th grade site, adjacent to the jr/sr high school building, connected by a hallway with parking & drop off serving both schools, to create a K-12 campus for the school district.

#### Why not an addition?

In December 2023, a board work session explored the optimal K-12 campus configuration. While a single-building option had merits, the existing high school site posed challenges, specifically an existing city storm water main. The proposed solution accommodates the district's priority of separation of ages & a centralized shared drop-off & parking area, while providing the benefits of staff & curriculum access to each building as well as food service efficiency. The resulting campus solution efficiently brought schools together while maintaining the desired "together but separate" age distinction for students.

Site work includes: New elementary drop off, a kitchen delivery area, reconfiguration of HS drop off & parking south of the existing building as a shared K-12 area, new site lighting, & demolition of the existing district admin building. Sitework will also include an elementary playground & landscaping around the new building. The new building can be positioned to fit without disrupting the existing athletic fields & track but will require relocation of the practice field & smaller field events, including long jump, triple jump, pole vault, discus, & shot put. The practice field will be relocated to the existing elementary site, across the street from the high school site. Work at the existing elementary property will include demolishing the existing elementary building, grading & replacing the site with irrigated sod.

#### PROGRAM OF SPACES:

The building will include classroom space as identified in the program, as well as adequate small group, ESL, & special education spaces for group learning with itinerant staff. As a rural community school district in NE Colorado, Holyoke has some unique programmatic needs for its elementary school.

- 1) The school has a need to provide more ESL classrooms than a typical elementary & beyond what is available in the existing building: While overall enrolment has remained stable, there has been a sizable % increase of "English as a second language" population over the last 20 years.
- 2) The school has a need for more special education classrooms than a typical elementary & beyond what is available in the existing building: With the magnet life skills program at the jr/sr high school that serves Colorado's NE region, families are enrolling high needs children earlier in their schooling, requiring more special needs space at the elementary.
- 3) The school has a need for additional small group break-out education areas beyond what is available in the existing building: As a rural district, the school cannot afford or justify full-time staff for specialty subjects. The school relies on BOCES & other visiting staff to assist with education & needs various smaller spaces to accommodate students' specialty instruction. In addition to the rural school needs, The Holyoke district is committed to improving the quality of education in K, 1st, & 2nd grades by reducing the student-to-teacher ratio. The district already allocates resources to provide three sections of K-2 whenever both staff & physical space allow. Although the individual classrooms are smaller, this arrangement might give the impression of having more K-2 rooms than a typical elementary school.

With all these needs accommodated, a new elementary can be created with only 1,525 more sq ft than the existing building by programming more efficient, multi-use spaces. 48,725 sf of programmed elementary space for 283 students = 172 sq ft/student, which seems reasonable for a rural elementary school.

The proposed total square footage is slightly larger than the existing building, due to the inclusion of district-wide services beyond typical elementary programming. The kitchen is sized to serve the entire K-12 campus & food will be delivered to the jr/sr high school. The gymnasium is sized with a competition basketball court to provide much-needed district-wide space. Currently, elementary PE classes need to be held outdoors as much as possible due to the small gym space & the physical size of upper elementary students. The current elementary gym is too small to teach rules & regulations of the variety of sports in PE curriculum, including basics such as Volleyball & Basketball. Space required for jr/sr high use is 6,200 sf larger than the existing elementary gym. The district has a need for a 3rd competition court & practice space for teams. The high school's "old gym" is not large enough for a regulation court & does not work adequately as practice space. The school also maintains an agreement to be a Red Cross Shelter within Holyoke, but the existing elementary gym was too small to be part of the designation. The size of gym is an important feature for the community & was part of the promise & success of our 2024 bond passing.

Also, three offices for district staff will be incorporated in the building to have a closer connection to staff & students & assist in campus supervision. This will be ideally located at the connection between the elementary & high school buildings, improving district supervision & connectivity, while also allowing for separate entry from the elementary school functions. The existing converted two car garage district office building will be demolished as part of the project, to reduce overall district square footage. The connection between the elem & MS/HS provides safe access for between buildings for curriculum. The limited staff is shared between the two schools. Elementary students will have access to the auditorium & opportunities for advanced programs. The district will be able to reinstate post-secondary workforce education programs for HS students by having access for internships at the elementary.

The district admin space adds 2,000 sq ft, & the hallway connecting to the MS/HS adds 3,220 sq ft. Together with the gym, kitchen, & 1,870 sq ft of circulation & utility space, this contributes about 13,800 sq ft to the "elementary program." This space is crucial for the PK-12 district facility & the community that approved the bond. The hallway also connects the campus for food service & educational opportunities, allowing ES access to the auditorium & the older students who participate in a school district internship program, gaining work experience toward a certificate while working alongside educational staff.

#### **BUILDING CONSTRUCTION:**

The building will be constructed as a fully-sprinklered building. Base scope assumption of the structure is for a structural steel frame on a spread-footing concrete foundation system with a precast concrete gymnasium on spread footing foundations. The floor system will be a concrete slab on grade. The roof is proposed as a 60-mil, fully adhered membrane roofing system over rigid insulation over structural steel deck. The exterior wall system consists of a combination of precast & structural steel studs with continuous rigid exterior insulation, covered with a combination of stucco & masonry veneer. Interior walls of the restroom groups will be epoxy painted CMU block walls to function as tornado shelters. All other interior walls will be gypsum board over steel studs.

Interior flooring finishes planned include carpet in all education areas, wood sports floor at the gymnasium, burnished concrete at hallways, ceramic tile at restrooms, resilient floor in the cafeteria, ceramic tile in the kitchen, & sealed concrete in utility areas. All interior walls to have latex painted gyp board. Interior hallway & commons space walls will have a 3'-4" tile or similarly durable wainscot, restrooms without block walls will have 5' high tile at wet walls. Ceiling finishes include suspended acoustic tile at classrooms, offices, hallways, & common areas; painted gyp. ceilings at restrooms & entry vestibules; & painted exposed structure at the gym.



The district has taken pride in their efforts to make the district energy efficient & specifically used the Colorado Energy Office Programs to reduce their energy consumption. The jr/sr high school operates with a new Schneider Controls system & monitoring program which will be extended to the new building. A new elementary building allows the district to continue to focus on energy savings.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

#### WHY IS THIS THE RIGHT SOLUTION?

This project culminates a 15-year master planning effort. In 2010-11, with guidance from the Neenan Company, the district chose to make only minimal repairs to the elementary school, postponing major facility upgrades. By 2019, the district revisited its long-term strategy, shifting its focus from maintaining the aging building to developing a unified K-12 campus. A 2020 BEST Grant addressed critical needs at the Jr./Sr. High School, preparing the site for long-term use and for future expansion.

In 2023, amid rising construction costs, the district reevaluated its plan, reaffirming the decision to consolidate facilities at the high school location. Over the years, four different school boards have assessed various options. The last three boards unanimously favored building a new elementary school as the most cost-effective, beneficial & sustainable solution.

#### Why not renovate?

The option of renovating the ES didn't meet master plan goals, didn't cost significantly less, and would still have maintenance concerns. In 2023, facing escalated construction costs, the Holyoke School Board revisited its options. The reprioritization of goals emphasized the benefits of a K-12 campus, & is documented in the 2023 master plan update. Renovating the existing school would eliminate the ability of a K-12 solution. Cost comparisons by the Neenan Company, utilizing recent data, indicated a potential \$10M savings in construction, but would require additional coordination, phasing, & relocation costs. The option would require a larger total footprint due to reconfiguration needs for a 50-year solution. Remaining maintenance concerns, including aging water supply lines, undersized electrical distribution, & site safety issues that wouldn't be addressed by remodeling, were also crucial factors against choosing renovation.

#### WHY IS THIS EFFECTIVE USE OF FUNDING?

We recognize the construction cost per square foot appears high compared to urban projects. The costs reflect the necessary considerations of building in such a remote location, described further in section T. "How we arrived at our cost estimate." We have taken extra care to thoroughly validate & verify these costs. Specific due diligence includes:

#### Site information to reduce project risk:

**Storm Water:** The project team worked with Holyoke City Superintendent, Jeremy Thompson, to review the overall stormwater impacts to the city's system. Through existing 12" storm lines on Kellogg, 21" clay tile storm line on Hale St, & surface drainage north of the high school, the city has capacity. The city engineer reviewed the amount of new hard surface proposed, compared to the reduction of hard surface from the demolished existing elementary, & agrees the project will fit within the current stormwater system's capacity.

**Water Service:** Fire suppression capacity is sufficient, with 57-59 psi & 4" and 8" mains to the east & south. The city recommends extending the east 4" line from Hale St. Additional capacity is in Morlan to the west, ensuring ample volume for fire emergencies.



Sanitary Sewer: Shallow depth & distance to the existing main requires work. Manholes are at Hale/Morlan & Kellogg St. The budget allows for either a lift station or raising the building grade for proper drainage.

Electrical and Gas Service: Nearby services meet adequate capacity, ensuring reliable access for the project.

Additional asbestos testing by the district to reduce project risk:

Additional testing has revealed the block filler & the roofing components to be non-asbestos-containing. This allowed for a more accurate estimate of asbestos and demolition.

Project budget development to reduce project risk:

The project has been re-estimated since last year's application with a meticulous construction estimate. This differs from a cost-per-square-foot estimate typical of many BEST applications. Description of the detail & peer review of the estimate can be found in section T.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The building's condition is no longer suitable for a safe and effective learning environment. It is not a question of if critical failures will occur again, but when. These issues are not isolated incidents but symptoms of systemic problems that will only worsen over time. Delaying replacement of unsafe and unhealthy portions of the school increases the risks to students and diverts funds toward costly, recurring maintenance rather than investments in education. Beyond significant safety concerns, escalating construction costs provide a compelling reason for our community to act now, rather than face higher expenses later. The need to replace this 1950s facility is evident, and the community has already passed a bond to fund the final phase of our 2010 master plan.

How long do we have before complete failure? We don't know. We can only respond to emergencies as they happen.

- Water Lines: The building's water lines run beneath the slab in narrow chases filled with asbestos. Last year, a rupture flooded the gym's basement. Since the lines are inaccessible, we installed an additional water heater rather than repairing it. All the lines throughout the floor are of the same age and construction. Another failure is inevitable, but we don't know when or where.

- Stormwater System: The stormwater lines beneath the building failed recently, causing cracking and heaving of the floor slab and nearly undermining the foundation. Emergency repairs addressed the immediate issue, but the system remains fragile. How long until the next break occurs?

- Power Distribution: The building's electrical system is maxed out. Breakers frequently trip, and no additional power can be added to support modern classroom needs. Fans installed to improve heat distribution have been disconnected due to insufficient power capacity.

What happens if we don't secure the grant? Band-aids.

If this project is not funded, the district will face tough decisions about which emergencies to address. Priority would go to immediate fixes as they arise. Additional upgrades, such as security improvements and a new library, would proceed only with the understanding that the current building will likely be

replaced.

Investing heavily in this 1954 structure would not be a responsible use of district and taxpayer funds. The building's location lacks safe buffers from public streets, and its configuration does not allow for secure on-site pickup/drop-off areas.

#### A Community-Driven Vision

We have taken time to develop and implement our master plan methodically. Work on the Jr/Sr High School is complete, laying the foundation for a cohesive K-12 campus. Our current elementary school's critical health and safety issues go beyond repairs; they stem from the building's intrinsic design flaws, outdated systems, and unsuitable location.

Time is not on our side. As needs intensify, we are increasingly unable to provide the foundational educational opportunities our elementary students deserve. Yet, our community remains steadfast in its commitment to education, as demonstrated by its history of passing of the 2024 bond for our matching funds, and Mill Levy Overrides in 2010, 2014, and 2020. The MLO extension funds are set to expire after the collection year of 2025. Without the BEST Grant, the district would have to scale back its plans to meet student needs.

The building's condition is dire. The district does not have the bonding capacity to resolve these deep-rooted problems independently and urgently requires support from the BEST Grant program. These recurring failures reflect a larger, systemic issue. Action is not just necessary, it's urgent.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

#### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The School District prioritizes and commits to regular maintenance of facilities to extend their value to students, staff, and community for as long as possible. The district utilizes a system and monitoring agreement with Schneider Controls at the jr/sr high school building and plans to extend that service to the new elementary building. Overall, the new building should reduce their energy consumption and meet the goals of making the district more energy efficient.

The district currently employs 4 full-time and 2 part-time maintenance staff responsible for custodial and maintenance work at the school and believe this will be sufficient to maintain the additional square footage. Our district has and will continue to use local providers for maintenance as much as possible to help maintain continued support once warranties and service agreements end.

We will add the new/improved spaces to our existing maintenance schedule: we will pull timelines from the manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost. From ongoing filter replacement and services on roof top RTU units to more extensive summer maintenance projects. We will also train our staff and use operations manuals to address needs.

Our future plans for capital asset managing includes the purchase and implementation of Capital Asset Planning System (CAP) The Capital Asset Planning (CAP) system is a budgeting and forecasting tool that helps districts manage capital assets and plan facility upgrades. Co-managed by energy and asset management experts, it promotes best practices and ensures consistency in asset portfolios. The system integrates data from work orders, maintenance plans, and asset information to identify risks and opportunities, aiding in strategic planning and preventative maintenance. This approach, as outlined by the U.S. Department of Energy, can save 12-18% compared to reactive maintenance. CAP users report cost avoidance through streamlined equipment management, enabling districts to align facility upgrades with funding opportunities.

We currently have a capital replacement plan that sets aside and earmarks funds for the purpose of replacement of each of the major systems in the new facility as they reach the end of their service life. Our district will continue the commitment to the Capital Reserve Fund of \$60,000 annually, which is approximately 1.7% of the annual base budget, exceeding the 1.5% minimum required.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The existing elementary school, track storage, and existing district office building will be demolished. This will reduce the overall square footage being maintained by the school district. This cost is included in the overall project budget.

III. Detailed Project Cost Summary

Holyoke Re-1J (2620) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - New - Application Number (34)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

33.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

27.15804067

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	53,111,732.82
D. Applicant Match to this Project	\$	14,424,106.00
E. Requested BEST Grant Amount	\$	38,687,626.82
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	53,111,732.82

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> November 5th, 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

221

5 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/11/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

03/27/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The overall cost estimate was prepared by the design/build company, Neenan Archistruction (Master Planner), utilizing input from multiple experienced subcontractors and vendors familiar with rural construction. The following subcontractors provided estimates:

- Existing conditions - Dunrite Excavation
- Concrete - Stresscon
- Masonry - Berich Masonry
- Steel - Metal Solutions
- Roofing - B&M Roofing
- Framing and drywall - Spacecon
- Elevator - MEI Elevator Solutions
- Fire Suppression - Kobobel, Rapid Fire
- Plumbing - Corporate Plumbing
- HVAC - Air Comfort
- Electrical - Wayne's Electric
- Earthwork - Dunrite Excavation, Cornerstone Construction
- Exterior improvements - Dunrite Excavation, Cornerstone Construction
- Utilities - Dunrite Excavation, Cornerstone Construction

The compiled data was benchmarked against actual costs from recent school construction projects in similar rural locations. "Soft costs" were developed and thoroughly reviewed by Artaic, an owner's representative company actively working on projects in the region.

To ensure accuracy, Artaic also secured a separate third-party cost estimate and overall project budget for validation. Divisional costs were carefully analyzed and adjusted based on risk assessments and the level of available information for each area.

Given the project's location in Holyoke-a rural area on the state's edge, far from major commercial centers-the costs may appear high. This estimate accounts for challenges unique to rural construction, including:

- A shortage of local, qualified subcontractors.
- Additional travel and housing expenses for trades and workers, compounded by Holyoke's current housing shortage.
- Increased logistics costs due to the distance from urban centers for product delivery and general supplies.

This application reflects significant cost-savings from last year's application. These were derived from obtaining more detailed information and making project adjustments:

- Asbestos Testing: Additional testing and quotes from Anser confirmed no asbestos in the elementary school roof, enabling a nearly \$1M reduction in abatement and demolition costs.
- Structural Changes: Changing large structure components from masonry to precast concrete with a masonry veneer reduced material costs and construction time.
- Two-Story Design: The new two-story building layout reduced roof area and foundation size, while optimizing wall systems. Although the design necessitates stairs and an elevator, it resulted in overall cost savings.
- Updated Subcontractor Pricing: Revised pricing from major subcontractors allowed for reduced contingencies within individual divisions.
- Site and Utility Coordination: Extensive collaboration with the City of Holyoke and utility providers refined the project scope, resulting in more precise and cost-effective site and utility plans.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The school district plans to secure the services of an owner's representative to assist the district in managing a successful project. The owner's representative will be responsible for overseeing the project budget, contracting, construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The School District Board of Education will maintain ultimate oversight of the project. To ensure transparency and efficient communication, upon approval of the grant, the board will create an executive committee which will include two school board members, the school principal, the maintenance director, the district finance director, the district superintendent, and the owner's representative for the project. Regular updates to the community and school board will occur through the executive committee or public events scheduled by the executive committee.

The district superintendent of schools will be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative.

**Procurement**



**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district plans on following CDE recommendations for selection of vendors. The district will procure an owner's representative through a competitive process. The owner's rep will assist the school district in procuring a design and construction team, soils engineer, and surveyor before beginning the design process. We will work with our CDE representative to ensure the CDE requirements are fulfilled.

### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Through a collaborative partnership with the City of Holyoke, we are working on a gift or land swap for a small portion of city owned land to build the new ES adjacent to the existing Jr/Sr High School.

We applied for and were awarded the School Violence Prevention Program / COPS Grant in the fall of 2023 for \$305,722.00. The district match of 25% was \$76,430.50, and the SVPP/COPS Grant provided \$229,292.0. Portion of the grant will be used specifically at the elementary school in the following areas; privacy film installed at the main entrance doors, push button hardware on interior doors, a working wireless PA system, panic buttons, and supporting software. The wireless PA system and push button door hardware can be used throughout the district as replacement parts or used in the design of a new elementary school in the future.

Additional grants & donations the school district has received include:

- Rural Homegrown Initiative Grant: \$400,000
- Youth Connections Grant: \$380,000
- Rural Co-action Grant: \$210,000
- Opportunity Now Grant: \$207,000
- Semi & Semi Trailer From additional Opportunity Now Grant Funds for CDL Program - \$65,000
- Jobs for the Future Grant: \$35,000
- Mural donated by Caring Colorado (one of five in the state) located at the Jr/Sr High School
- EASI Grant: \$85,000
- Black Hills Energy Rebate Program
- \* Holyoke's proposed BEST Grant for a new elementary school has been accepted into the Black Hills Energy - Gas Only Commercial New Construction (CNC) program as of December of 2024.
- Food service funds paid for equipment upgrades: new outside freezer/cooler - \$74,958; new food service transport van - \$36,395; new carport to park the transport van under - \$3,100
- The district has applied for two Youth Mental Health & Wellbeing Challenge Grants - \$60,000 each for a total of \$120,000 to be spent over two years.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Utilities the last 12 months:

District wide - \$167,053.00

Elementary - \$45,056.00

26.9% @ elementary school

There will be an overall reduction in utility costs with this proposed new elementary school building. The building envelope will meet today's more stringent energy codes, and the systems will have more efficient monitoring and servicing.

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$17,526,871.83</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$79,045,530</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$15,809,106</u>
D. Current outstanding bonded indebtedness:	<u>\$1,385,000</u>
E. <u>Total available bonded indebtedness (Line C-D).</u>	<u>\$14,424,106</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<u>\$14,424,106</u>

**School District:** Holyoke School District RE-1  
**Project:** ES Replacement 2620-SG00001  
**Date:** January 21, 2025

**Signed by Superintendent:**   
**Printed Name:** Kyle Stumpf

**Signed by School Board Officer:**  
**Printed Name:** Jon Kleve   
**Title:** School Board President  
CDE – Capital Construction Assistance

Updated 12/12/2023

**PHILLIPS COUNTY**  
**OFFICE OF EMERGENCY MANAGEMENT**

Broc Pelle– Emergency Manager  
221 South Interocean, Holyoke, CO. 80734  
970-854-3778 [broc.pelle@phillipscounty.co](mailto:broc.pelle@phillipscounty.co)



To whom it may concern,

Subject: Letter of support for Holyoke Elementary School

I am writing to express my strong support for the construction of a new Holyoke Elementary School. The project would provide the opportunity to improve the safety and security of Holyoke Elementary students, parents, and staff. As the Emergency Manager of Phillips County, I have had the privilege of working alongside the Holyoke School District and local first responders to prepare for a wide range of emergencies. The stakeholders in this community understand the importance of making safety a top priority.

The construction of a new elementary school in the city of Holyoke comes with the ability to make much needed improvements when it comes to safety and security of our community. Unfortunately, in today's reality a school must consider a wide range of natural and man-made hazards. Over the past two years the current elementary school has hosted multiple emergency exercises to include an active shooter drill, a casualty evacuation drill, a student parent reunification drill, among many others. Each exercise led to the identification of multiple gaps in the current build design which leaves our students, staff, and parents exposed to unnecessary risk.

I am a firm believer in the theory of Crime Prevention through Environmental Design, also known as CPTED. The theory asserts that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life. A new elementary school would allow the district to focus on the key concepts of CPTED which include territoriality, surveillance, access control, target hardening, image/maintenance, and activity support.

The design of the current building falls short in many of these categories. By addressing these concepts we will be able to reduce risk in the event of fire, a harmful intruder, and even help protect children and parents during daily pickup and drop off. A new Holyoke Elementary School would be an enormous step towards protecting the citizens within the school district. Thank you for considering my support in the proposed funding of a new elementary school.

Sincerely,

Broc Pelle  
Emergency Manager  
Phillips County office of Emergency Management



BOARD OF COOPERATIVE EDUCATIONAL SERVICES  
301 W. POWELL \* PO Box 98, HAXTUN, CO 80731 \* 970-521-2771

January 30, 2024

Dear Building Excellent Schools Today (BEST) Grant reviewers,

The Holyoke School District submitted a grant application for the Building Excellent Schools Today (BEST) grant program. This letter is written in support of their grant application and project. The Holyoke School District is committed to improving their educational environment through the capital construction process and the Northeast BOCES is in support of their building plans.

There are unique circumstances within the Holyoke School District that warrant the need for these specific capital construction upgrades. The Holyoke School District has an intense population of students with disabilities, including students with intellectual disabilities, autism and/or with intense emotional disabilities that require special care. Providing students with specialized instruction via highly qualified special education personnel is a priority of the school district, but building upgrades will assure that this specialized instruction is provided in a physical environment that is most appropriate to meet their unique needs.

The capital construction process proposed by the Holyoke School District will provide vital upgrades to address the health, safety and security of their students with disabilities and others. The changes will assure classroom environments that allow for the health needs of students to be addressed with privacy and efficiency. Changes will allow the best options for supervision to monitor the safety of the students, along with security to bring extra assistance to classrooms at times of greatest need. Structural changes are vital to assure students have the best learning environments in which to thrive.

The Northeast BOCES supports the BEST grant application submitted by the Holyoke School District with the highest regard. We are very much in support of their efforts to improve their educational environment through the capital construction process.

Very Truly,

*Tamara Durbin*

Tamara Durbin, Executive Director,  
Northeast Colorado BOCES

BEST Grant Committee Members,

I would first like to take this opportunity to thank you for considering our Holyoke Elementary School for the BEST Grant. Our elementary building is truly bursting at the seams, and this has made our teaching a bit more difficult as the years continue to go by. My name is Yesenia Bencomo and I am a K-2 English as a Second Language teacher and have been teaching at Holyoke Elementary for 19 years.

I have seen many changes in our school, but the most significant change has been the increase to our K-6 ESL student population. Within the last five years, our elementary school has had to hire an additional ESL teacher and paraprofessional due to this increase. We have a very successful K-6 ESL program but it does come with its challenges. Undoubtedly, the increase in our ESL student population has caused issues of room designations to arise as we barely have the room for all other teachers and resources. Our K-6 ESL Department has had to work creatively to figure out a way to effectively serve our population. Our program has and will continue to advocate for small group teaching. We have had to create makeshift classrooms in order to make this happen. At times, due to insufficient rooms in our school building, our ESL classes have had to meet in the open area of the multipurpose room, the back of the library, the "CAVE" (a small room by the 1st grade classroom), the sick room, and the counselor's office. We have even had to utilize the hallway for our small groups. These places are certainly not ideal for student learning, and we are often frustrated at the lack of room available for some of our most vulnerable students. Our students require an environment with minimal distractions as they are learning a second language. It is already difficult enough for our students to learn a new and challenging language, but to have to do it while others are watching them makes it even harder for our students to acclimate to our school environment.

It is my hope that Holyoke Elementary is awarded this BEST Grant so our students have the opportunity to have a space that is conducive to their learning on a daily basis. Although educators are known to adapt and "make things work", I feel that it is truly time for us to build a school building that has the necessary space for ALL students to learn. Our staff deserves a building that is equipped for our day to day teaching.

Again, thank you for the time and consideration you have given Holyoke Elementary!

Respectfully,

*Yesenia Bencomo*  
Yesenia Bencomo  
K-2 ESL Teacher

● **Campuses Impacted by this Grant Application** ●

**Granada RE-1 - K-12 Addition/Renovation - Granada Pre-K-12 - 1967**

<b>District:</b>	Granada RE-1
<b>School Name:</b>	Granada Pre-K-12
<b>Address:</b>	201 South Hoisington Street
<b>City:</b>	Granada
<b>Gross Area (SF):</b>	80,977
<b>Number of Buildings:</b>	6
<b>Replacement Value:</b>	\$26,964,831
<b>Condition Budget:</b>	\$11,656,328
<b>Total FCI:</b>	0.43
<b>Adequacy Index:</b>	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,638,111	\$1,956,579	0.54
Equipment and Furnishings	\$1,243,401	\$1,203,308	0.97
Exterior Enclosure	\$4,257,248	\$492,632	0.12
Fire Protection	\$16,238	\$1,074,744	66.19
HVAC System	\$2,222,721	\$373,566	0.17
Interior Construction and Conveyance	\$5,068,364	\$3,299,701	0.65
Plumbing System	\$1,466,979	\$1,122,275	0.77
Site	\$5,250,869	\$2,860,364	0.54
Special Construction	\$328,313	\$328,314	1.00
Structure	\$3,472,587	\$15,919	0.00
<b>Overall - Total</b>	<b>\$26,964,831</b>	<b>\$12,727,402</b>	<b>0.47</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Granada Pre-K-12 Industrial Arts/Boiler	4,100	0.34	1967	\$1,217,270	\$473,441
Granada Pre-K-12 Main	65,657	0.37	1967	\$17,408,156	\$7,351,159
Granada Pre-K-12 N. Gym	5,620	0.57	1939	\$1,877,997	\$1,141,342
Granada Pre-K-12 Student Rec Mod	1,450	0.82	1985	\$270,386	\$222,403
Granada Pre-K-12 Band Mod	2,350	0.85	1985	\$521,389	\$441,615
Granada Pre-K-12 Cleary	1,800	0.51	1995	\$418,764	\$237,078
Granada Pre-K-12 Site	1,614,756	0.54	1967	\$5,250,869	\$2,860,364
<b>Overall - Total</b>	<b>1,695,733</b>	<b>0.43</b>		<b>\$26,964,831</b>	<b>\$12,727,402</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Granada RE-1

**County:** Prowers

**Project Title:** K-12 Addition/Renovation

<b>Current Grant Request:</b>	\$23,841,318.50	<b>CDE Minimum Match %:</b>	27%
<b>Current Applicant Match:</b>	\$1,200,005.28	<b>Actual Match % Provided:</b>	4.7921%
<b>Current Project Request:</b>	\$25,041,323.78	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$25,041,323.78	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$414.76	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$60.62	<b>Affected Pupils:</b>	210
<b>Hard Costs Per Sq Ft:</b>	\$354.14	<b>Cost Per Pupil:</b>	\$119,244
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	365
<b>Previous BEST Total \$:</b>	\$3,361,303.54		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	210	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$17,490,760	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$133,539,963			
<b>PPAV:</b>	\$83,289	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$215,398			
<b>Median Household Income:</b>	\$46,580	<b>Year(s) Bond Failed:</b>	
Statewide Avg: \$79,577			
<b>Free Reduced Lunch %:</b>	70.1%	<b>Outstanding Bonded Debt:</b>	\$0
Statewide District Avg: 50.51%			
<b>Total Mills \$/Capita:</b>	\$511.92	<b>Total Bond Capacity:</b>	\$3,498,152
Statewide Avg: \$1,368		Statewide Median: \$26,607,993	
		<b>Bond Capacity Remaining:</b>	\$3,498,152
		Statewide Median: \$15,364,212	

I. Facility Profile

Granada RE-1 (2650) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2650-SG00001) - - New - Application Number (35)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Granada RE-1 - 2650

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership



**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Granada School District RE-1 facility, which includes the Pre-K-12 main school site and additional structures, was originally constructed in 1967. It has since undergone various additions and renovations to accommodate the evolving needs of the district. The campus includes six student buildings with a total gross area of 81,810 square feet, encompassing the main Pre-K-12 building, an Industrial Arts building, 3 modular classroom buildings, and a legacy gymnasium from the 1939 school used for elementary physical education.

At the time of its construction, the facility was adequate for the educational standards of the era but lacked many of the specialized spaces and infrastructure now considered essential for modern education. For example, certain buildings, such as the Cleary building (constructed in 1995), were developed later to address specific needs like high school English classrooms.

The rationale for constructing or purchasing these facilities was driven by the need to provide a centralized location for education in this rural community. Accessibility, cost-effectiveness, and the capacity to serve the entire district population were key considerations. Over time, incremental improvements have been made, including updates to plumbing, roofing, and HVAC systems. However, many components are approaching or have surpassed their expected lifespans, necessitating significant investments to maintain functionality and safety.

Despite its limitations, the Granada School District facility continues to serve as a vital resource for the community, demonstrating the district's commitment to meeting educational needs within available resources.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Granada School District has made significant capital investments over the years to improve its facilities, ensuring they remain safe, functional, and suitable for student learning. These upgrades reflect a responsible use of State and local resources while addressing critical infrastructure needs.

In 2020, the district secured a BEST grant to improve indoor air quality, energy efficiency, and overall safety. This project included ventilation upgrades in the 1967 and 1998 building wings, replacement of aged air handling units, and installation of a backup generator to enhance operational resilience. Hazardous materials in ductwork and CMU block walls were abated, and outdated 1967 windows were replaced to improve insulation and security. Fire alarm and intercom systems were modernized, and egress deficiencies were addressed through upgrades to fire protection and door safety systems.

These 2020 BEST grant improvements will remain intact and will not be impacted by the proposed scope of work in this application. Systems installed under the prior BEST grant, including ventilation systems, electrical upgrades for HVAC, and safety improvements, will be preserved to ensure continued compliance with the 10-year recapture clause.

Since 2020, the district has continued to make facility improvements using general funds and insurance settlements. In 2021, the main building and gymnasium received a new roof and decking, resolving longstanding leaks and water damage issues. The parking lot was resealed, and playground equipment was upgraded through a combination of insurance funding and general fund resources.

In 2022, the gymnasium lighting system was overhauled, and the gym floor was sanded and repainted to improve its usability. A new bus port was added to the bus barn, improving transportation logistics. Additionally, two district-owned homes on school property were remodeled using a combination of general and Amache funds, further demonstrating the district's commitment to maintaining its assets responsibly.

Granada School District has been strategic and efficient in its use of funds, ensuring that previous state investments are maximized while continuing to address urgent facility needs. The proposed project will build upon these past improvements, further enhancing safety, functionality, and sustainability without duplicating or removing work previously funded through BEST.

## **G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX).

*requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.*

Granada School District has a strong track record of budgeting for capital investments and maintaining our facilities. To ensure the long-term sustainability of our BEST Grant project, we have committed to establishing a dedicated Capital Renewal Reserve within our capital projects fund.

In alignment with CDE's Capital Renewal Policy, our annual reserve contribution will be at least 1.5% of the district's per-pupil revenue (PPR), based on October 1 FTE counts for facilities impacted by the BEST Grant. For the current fiscal year, this equates to \$127.50 per student-approximately \$28,000 annually.

In addition to this BEST Capital Renewal Reserve, the district maintains an annual capital outlay budget ranging from \$60,000 to \$115,000 per year, which is used to address ongoing facility needs and capital projects. These funds have historically been allocated to building system upgrades, infrastructure improvements, and critical maintenance efforts.

Funds will be transferred into the BEST Reserve Account by the end of each fiscal year, ensuring compliance with CDE's Capital Renewal Policy and providing a consistent, reliable source of funding to maintain our BEST-funded investment.

\*

## **H. Facility Master Plan Status**

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Granada RE-1 (2650) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2650-SG00001) - - New - Application Number (35)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Walking into Granada Pre-K-12, it is clear that this school is more than just a building; it is the heart of the community. Generations of families have passed through its doors, forming memories, friendships, and a deep connection to this place. The staff and community have worked tirelessly to care for and maintain this school, stretching resources and making repairs to keep it going. But despite these efforts, the reality is clear: this facility can no longer meet the needs of its students.

Every day, Granada's children navigate a campus fragmented by time, with disconnected buildings, failing infrastructure, and safety risks that should not exist in a modern school. First-graders cross busy roads each day just to get to PE. Teachers work through sweltering summers and freezing winters as the HVAC system sometimes fails to keep classrooms comfortable. Staff and students adapt to power outages and sewer backups, trying to continue learning despite the obstacles. In the bathrooms and locker rooms, the air is thick with the acrid stench of sewer gas, seeping from pipes that are long past their lifespan. A toilet clogs. Then another. Then another. The sanitary main backs up again, and administrators are once again forced to decide-close bathrooms, or close the school. These are not minor inconveniences-they are barriers to safety, security, and a quality education.

There was no easy answer when the district considered how to move forward. Some believed in preserving and improving what already exists, while others saw the need for something entirely new. But everyone agreed: something must be done. After careful evaluation, the district determined that an addition and renovation would preserve the history and identity of the school while creating a safe, functional, and modern environment for future generations.

The Granada School District Addition and Renovation Project will replace the most outdated and hazardous structures, consolidating students into a connected, secure campus. The 1939 gym, Vo-Ag building, and three deteriorating modular classrooms will be removed, eliminating unsafe pedestrian crossings and restoring lost instructional time. Plumbing, electrical, HVAC, and fire protection systems-all of which are at or beyond failure-will be replaced, ensuring a school that is reliable, efficient, and safe.

This project is not just about upgrading a facility; it is about giving Granada's students the learning environment they deserve. It is about ensuring that a first-grader does not have to risk a rattlesnake bite just to get to class. That teachers can focus on teaching, not troubleshooting broken systems. That families can feel confident that their children are safe, warm, and supported every single day. This plan protects the past while investing in the future, ensuring that Granada remains a place of pride, learning, and opportunity for generations to come.

### Project Description

## Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Granada School District is confronting critical facility deficiencies that pose significant risks to the health, safety, and security of students and staff. These issues align directly with the statutory priorities of the BEST Grant, particularly in addressing health, safety, security, accessibility, and energy efficiency.

### Facility Condition Index Disclaimer:

The Facility Condition Index (FCI) values referenced in this application are based on the most recent available statewide facility assessment from 2018. Since then, the district has made targeted improvements, including mechanical system upgrades, electrical enhancements, and window replacements, which may have lowered some FCI values. However, these updates have not addressed the fundamental infrastructure deficiencies that continue to pose significant safety, security, and operational challenges.

Granada's 40-acre campus is fragmented, with students required to navigate seven separate buildings daily. This layout creates inefficiencies, safety hazards, and results in lost instructional time. A key concern is the 1939 North Gym, which has an FCI of 0.67, indicating significant structural deficiencies. Similarly, the Band Modular (FCI: 0.79) and Student Rec Modular (FCI: 0.64) are beyond their intended lifespan and require costly repairs just to maintain basic functionality.

The elementary gym presents a major safety concern, located nearly a quarter mile away, requiring students to cross E Grooms Avenue multiple times per day just to attend PE. Over a school year, this amounts to 30 hours of lost instructional time, exposing young children to unpredictable weather, traffic hazards, and environmental dangers. In 2024, a first-grader was bitten by a rattlesnake on campus, requiring emergency medical care-underscoring the serious safety risks students face simply to attend class.

Aging modular classrooms, initially intended as temporary solutions, now pose significant health and safety threats. These outdated structures fail to meet modern safety and energy efficiency standards, further straining financial resources while providing inadequate learning conditions.

Plumbing failures at Granada Pre-K-12 are among the most severe issues, with a System Condition Index (SCI) of 1.08, one of the highest deficiency ratings on campus. Sewer backups occur frequently-sometimes weekly-forcing administrators to decide whether to attempt a temporary fix or consider closing school. The core problem is failing underground sewer lines, particularly a damaged sanitary main near the front entrance. This line, which runs 300 feet to the city sewer connection, is beyond repair. Addressing this issue will require excavation of over 5,000 SF of interior corridors, a major disruption that cannot be postponed without proper funding.

Restroom and locker room conditions are also critical. Multiple restrooms remain out of service, and the locker rooms are down to a single functioning toilet. Shower facilities lack privacy and are not ADA-compliant, leaving students without adequate hygiene facilities. These conditions create health hazards, disrupt daily operations, and contribute to an undignified environment for students.

Security and life safety deficiencies place students and staff at heightened risk. Many exterior doors are outdated, with failing hardware and unreliable locks, making it difficult to secure the campus. The fire protection system (SCI: 188.59) is critically outdated, increasing the risk of catastrophic consequences in an emergency. With multiple detached buildings, controlling campus access is a challenge, leaving vulnerabilities that could be exploited in a crisis.

Communication failures exacerbate safety concerns. The public address (PA) system does not effectively reach all buildings, leading to delays in emergency notifications. In a crisis, these gaps in communication put students and staff at further risk.

The school's HVAC system remains unreliable despite recent improvements. The 2019-2020 BEST Grant provided an HVAC renovation, installing an air-to-air heat pump system to improve ventilation, heating, and cooling. However, this system relies on clean, stable electricity, which the district's utility provider struggles to deliver. The school frequently experiences "dirty power"-voltage fluctuations and surges that damage sensitive equipment, including the HVAC system, fire alarms, and security systems. These disruptions cause unexpected shutdowns, extreme temperature fluctuations, and poor ventilation, negatively affecting student and staff comfort.

The electrical system at Granada Pre-K-12 is outdated and overburdened, with a System Condition Index (SCI) of 1.12-the highest deficiency rating of any building system. Aging electrical panels struggle to support modern classroom technology, leading to frequent power disruptions, tripped breakers, and overloaded circuits. These instabilities also contribute to power surges that damage critical safety equipment, further compromising the reliability of essential systems.

In summary, Granada Pre-K-12's facilities no longer provide a safe, accessible, or functional learning environment. Deteriorating infrastructure-including failing plumbing, outdated fire protection, compromised electrical systems, and security vulnerabilities-puts students and staff at risk daily. The fragmented campus layout further exposes students to unnecessary hazards, while critical building systems fail to meet basic operational needs. These conditions are far below what is necessary for a modern educational facility. Without immediate intervention, the safety, health, and well-being of students and staff will remain in jeopardy.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In recent years, we have focused on addressing our most pressing facility deficiencies as they arise. However, it has become clear that our time has been consumed by fixing issues on a piecemeal basis, leaving us with insufficient bandwidth to fully define the scope of all our facility challenges.

At the start of 2024, we reached out to Wold Architects and Engineers to express our concerns about the condition of our facilities. Based on that conversation, we enlisted their expertise to guide us through a comprehensive facility master planning process.

To ensure a thorough and informed evaluation of our buildings, our planning team has conducted an in-depth investigation, with a focus on the health and safety of our students and staff. Building upon the Colorado Department of Education's Facility Assessment, Wold's team of architects and engineers spent an entire day on-site to better understand the extent of the deficiencies and their impact on student learning.

In addition to the facility condition assessment, educational planners conducted interviews with the district's facilities staff, the school superintendent, and the principal to gain further insight into the state of the facilities and assess the building's suitability for its intended purpose.

Beyond the work of our planning team and consultants, we also recognize the valuable relationships and knowledge we've built while addressing recurring issues. We maintain an ongoing partnership with P1 Service, the company that regularly services our district's HVAC systems. Their expertise has been critical in helping us understand the long-term challenges we face, as well as the investments necessary to ensure the reliability of our infrastructure. Notably, local HVAC companies are unable to service our systems, so our provider travels from Wichita, KS. While his insights are invaluable, they come at a cost of \$2,000 just to have him on-site.

Local plumbing expert John Vargas of JC Maintenance has been instrumental in diagnosing and attempting to resolve persistent sewage and drainage issues. His team has been on our campuses so frequently that staff members have joked they should be on our payroll. Their work has confirmed what we had long suspected: damage to the sewer lines throughout the entire campus.

We have also worked closely with our local electrician, Evergreen Electrical, who regularly performs repairs on our buildings. Many of these repairs appear to be repetitive, likely caused by our utility provider's "dirty power." Our engineers have consulted with facilities management personnel in other rural areas served by the same utility provider, and they are experiencing similar issues.

These due diligence efforts have only strengthened our understanding of the health and safety risks within our buildings. The evidence gathered through these assessments highlights the urgency of addressing these deficiencies. Our commitment to providing a safe and effective learning environment for Granada students remains unwavering. The findings from these investigations underscore the critical need to act swiftly before these issues further impact our students and staff.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The Granada School District Addition and Renovation Project is a comprehensive, long-term solution designed to address critical facility deficiencies, improve infrastructure, and provide a safe, healthy, and secure learning environment. This project encompasses an 11,112 SF addition and 49,264 SF of renovations, with a focus on consolidating outdated facilities, upgrading essential systems, and enhancing safety and accessibility for both students and staff.



To enhance overall campus safety and functionality, this project will eliminate inefficient, disconnected buildings, consolidating all learning environments into a secure, permanent facility. The demolition of three outdated modular classrooms, the existing Vo-Ag building, and the 1939 elementary gym will significantly improve student supervision, reduce unnecessary transitions, and eliminate hazardous pedestrian crossings. By removing the need for students to cross E Grooms Avenue multiple times daily, this project ensures improved safety, reduces risk, and enhances instructional time-no more young students walking long distances just to get to PE, thereby promoting both physical and emotional well-being.

The project prioritizes health and safety with a complete overhaul of the outdated sanitary system to eliminate plumbing failures and prevent health risks associated with sewage backups. The 3" sanitary waste line will be upsized to a 6" line and extended directly to the utility main, ensuring proper capacity and reducing recurring backups. The excavation of over 5,000 SF of interior corridors will replace deteriorated piping, eliminating potential health hazards. Additionally, a new stormwater drainage system, including roof drains and underground piping, will reduce flooding risks, improving the overall health and safety of the campus environment. The installation of new, commercial-grade, ADA-compliant plumbing fixtures and modernized restroom facilities will further promote hygiene and accessibility for all users. A high-efficiency natural gas water heater will ensure a reliable supply of hot water, supporting the health and safety of students and staff.

In support of health and comfort, the project will modernize HVAC, electrical, and mechanical systems to improve air quality, temperature control, and overall comfort. The installation of a new high-efficiency HVAC system will include six rooftop-mounted air handling units and natural gas boilers, ensuring adequate ventilation, temperature regulation, and energy efficiency. This system will integrate energy recovery to reduce heating and cooling loads, creating a comfortable environment for learning. Special exhaust systems will be installed in the locker rooms and CTE areas, including welding booths, paint booths, and dust collection systems, to ensure safe air quality and effective operation of potentially hazardous equipment. These upgrades will eliminate unreliable systems that previously caused extreme temperature fluctuations, ensuring a stable and healthy indoor environment.

Security is a top priority in this project. Outdated access controls, fire alarms, and surveillance systems will be replaced to enhance the security of both students and staff. A new keycard access system will secure all entry points, while interior and exterior surveillance cameras will enhance monitoring and response capabilities. Fire-rated doors, smoke barriers, and a secure vestibule will improve emergency response, ensuring the safety of everyone on campus during potential emergencies. To enhance campus security further, the reconfiguration of site circulation will create 50 new parking stalls, dedicated parent drop-off zones, and an improved bus loop, reducing congestion and increasing pedestrian safety. ADA-compliant pathways and landscaping will ensure that all areas of the campus are accessible and safe for everyone.

To enhance security and support student well-being, the project will replace deteriorating and outdated learning environments with state-of-the-art facilities. A new Elementary PE space will feature engineered sports flooring, basketball hoops, and high-bay LED lighting, ensuring safe and healthy physical education experiences. The new Vocational Agricultural (VO-AG) shop will be equipped with advanced safety features, including fume extraction systems for welding booths, proper ventilation in paint booths, and a vehicle tailpipe exhaust system to eliminate air quality risks. Modern locker rooms and ADA-compliant restrooms will promote accessibility, hygiene, and student comfort. The after-hours event entry and corridor will provide a secure gathering space that connects athletic facilities, integrates spectator amenities, and promotes community engagement in a safe environment.

Sustainability and energy efficiency remain central to the project. The renovation will meet modern sustainability standards, including LEED Gold or equivalent certifications, as well as guidelines from the Colorado Department of Education (CDE) and the High-Performance Certification Program (HPCP).

Energy-efficient systems, enhanced insulation, and LED lighting will reduce operational costs and support a healthier indoor environment by improving air quality and reducing the campus's environmental impact.

The Granada School District Addition and Renovation Project is a forward-thinking initiative designed not only to modernize educational spaces and replace failing infrastructure but also to ensure that students, staff, and the Granada community have a safe, healthy, and secure learning environment for generations to come.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Beginning in the summer of 2024, Granada School District launched an in-depth planning process to evaluate the critical needs of our facilities and determine the best path forward for our students, staff, and community. We knew from the start that our buildings were facing major challenges, but through this process, the full urgency and scope of the deficiencies became undeniable.

Our leadership team, along with a Master Planning Advisory Team (MPAT) made up of district administrators, teachers, parents, community members, and industry experts, conducted a comprehensive facility assessment. The findings were alarming. Plumbing and electrical systems are failing. Restrooms and entrances do not meet ADA standards. Aging modular classrooms are beyond their service life and no longer safe or functional. The scattered nature of our campus is not just inefficient-it actively creates safety risks for our students every day.

These assessments, conducted by Wold Architects and Engineers and supported by data from the Colorado Department of Education (CDE), provided a clear picture: piecemeal repairs will not be enough. Granada School District cannot continue to operate under the constant threat of system failures, unsafe learning environments, and escalating maintenance costs.

Through multiple meetings, our planning team considered every viable solution, including the possibility of a total building replacement. We analyzed a range of options and presented them to the community for feedback. It became overwhelmingly clear that our district could no longer afford temporary fixes that only address surface-level issues. We needed a bold, permanent solution that would not only resolve the most critical deficiencies but also ensure a safe, modern, and equitable learning environment for all students.

Key options considered included:

1. Continuing minimal repairs to address immediate concerns.
2. Implementing broader renovations to improve safety and functionality.
3. Repairing specific deficiencies, such as HVAC and plumbing.
4. Replacing modular classrooms with permanent structures and addressing site circulation issues.
5. Comprehensive renovation and modernization of K-12 facilities to meet future needs.
6. New K-12 replacement.

After careful analysis and broad community input, we reached a clear consensus: we must address our most critical deficiencies in a way that ensures long-term viability, student safety, and operational efficiency.

Our solution will:

ELIMINATE OUTDATED MODULAR CLASSROOMS and replace with permanent, functional spaces that improve equity and safety.

CONSOLIDATE FACILITIES to reduce unnecessary student travel, eliminate hazardous pedestrian crossings, and maximize instructional time.

REPLACE FAILING SANITARY SEWER infrastructure to eliminate constant plumbing failures and prevent school closures due to system backups.

MODERNIZE ELECTRICAL AND HVAC SYSTEMS to provide reliable heating, cooling, and support for 21st-century learning technology.

ENSURE FULL ADA COMPLIANCE by upgrading restrooms, entrances, and circulation spaces.

ENHANCE CAMPUS SECURITY with keycard access, new fire alarms, and improved site safety measures.

Our leadership team has worked closely with facility and construction experts to ensure that this proposed solution aligns with CDE construction standards, industry best practices, and the long-term needs of our students. This is not just an investment in buildings-it is an investment in our students' safety, education, and future.

Without BEST Grant funding, Granada School District will be forced to continue patching together failing systems, reacting to emergencies, and making impossible choices between short-term fixes and long-term sustainability. This is not an option. The time to act is now.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The Granada School District can no longer afford to delay addressing failing systems, react to emergencies, or make do with outdated, inefficient, and increasingly unsafe facilities. Critical building systems are at or beyond their functional lifespan, and their failure is imminent within the next 1-5 years. The Facility Condition Index (FCI) values referenced in this application are based on the most recent available statewide facility assessment from 2018. Since that time, the district has made some improvements, including mechanical system upgrades, window replacements, and electrical upgrades. These improvements, completed as part of the 2020 BEST Grant, were specifically designed to support the installation of the upgraded HVAC system.

However, despite these targeted improvements, significant deficiencies remain unresolved-particularly in plumbing, fire protection, and interior systems. The newer HVAC system relies on stable electrical service, but frequent power disruptions continue to impact its reliability. Additionally, several major systems-including plumbing (SCI: 1.08) and fire protection (SCI: 188.59)-remain among the most deteriorated components, posing direct risks to health, safety, and security. Without prompt intervention, continued system failures will disrupt daily operations, create safety hazards, and demand costly emergency repairs that will far exceed the cost of proactive replacement.

For years, the district has stretched limited resources to maintain buildings dating back to the 1960s and a gymnasium built in 1939. While mechanical, electrical, and window replacements have improved some systems, they have not addressed the fundamental infrastructure deficiencies threatening the

district's ability to provide a safe and effective learning environment. HVAC system failures still leave students and staff exposed to extreme temperatures, with freezing conditions in the winter and dangerously high temperatures in the summer. Frequent sewer backups and a failing sanitary main continue to threaten full school shutdowns.

In addition to these system failures, the campus layout presents significant risks to student safety and accessibility. Students must navigate a fragmented campus, crossing busy roads, walking on deteriorating sidewalks, and losing valuable instructional time as they move between disconnected buildings. The 1939 gymnasium remains functionally obsolete and does not meet modern safety standards. Young students continue to walk long distances across campus in all weather conditions just to attend PE, exposing them to unnecessary hazards. The gym is costly to maintain and fails to provide a safe, secure, and accessible space for educational activities.

Piecemeal repairs are unsustainable. While recent upgrades improved some systems, the district lacks funding for comprehensive infrastructure fixes. Delaying improvements will escalate costs, worsen safety risks, and push future solutions out of reach. These deficiencies far exceed typical capital budgets, leaving the district burdened with rising maintenance costs, inefficiencies, and unsafe facilities.

We stand at a critical juncture. If this project is not approved, Granada Pre-K-12 will face escalating failures, loss of essential services, and the risk of emergency school closures. The district will be forced to divert resources from educational priorities to address emergency repairs, operating in crisis mode while putting student safety, security, and learning at risk. This is an unsustainable path. The time to act is now, not only to improve the physical environment but to ensure that every child in Granada has access to a safe, secure, and effective learning space.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Granada School District has a strong track record of supporting capital investments and maintaining our facilities. To ensure the long-term sustainability of our BEST Grant project, we will establish a BEST Reserve Account within our capital projects fund. Each year, we will allocate 1.5% of base funding, or \$127.50 per student-approximately \$27,000-exclusively for the maintenance of our BEST-funded investment.

This dedicated reserve is in addition to our ongoing annual capital projects fund investment of \$60,000. Funds will be transferred to the BEST Reserve Account in July 2025 as part of our annual budget cycle, ensuring a consistent and reliable source of funding to protect this public investment.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The 1939 gym, Vo-Ag building, and three modular classrooms will be demolished as part of the project to consolidate learning spaces and improve campus safety. The cleared areas will be repurposed for improved circulation, additional parking, and safer pedestrian access, all included within the project budget.

III. Detailed Project Cost Summary

Granada RE-1 (2650) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2650-SG00001) - - New - Application Number (35)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

27.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

4.7921

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	25,041,323.78
D. Applicant Match to this Project	\$	1,200,005.28
E. Requested BEST Grant Amount	\$	23,841,318.50
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	25,041,323.78

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

365

5 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/23/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

02/11/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate was prepared in partnership with Granada School District and Wold Architects and Engineers. This budget was informed by three independent general contractor estimates prepared by Fransen Pittman, Nunn Construction, and Flintco Construction.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Granada School District does not have in-house staff to manage extensive renovation and construction projects. In compliance with CDE and CCAB procurement guidelines, the District will select an Owner's Representative through a competitive and transparent procurement process. The selected consultant must meet all qualification requirements and will be responsible for project oversight, invoice review and budget management, participation in project team meetings, and other duties as defined by the District to ensure effective project delivery.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district will start with a process to hire architects, engineers and an owner's representative while closely following the guidelines of the CDE's procurement process and schedule. Once the architect, engineer and owner's representative are hired and under contract, we will continue to closely follow the CDE



recommended procurement process to secure contractors.

The entire process will be an open, competitive, and transparent process that enables the district to procure the best people, companies, and supplies at the lowest cost to the district and therefore making the best use of awarded BEST monies.

Board policy requires a procedure for pre-qualifying bidders when materials or services need bids. Suppliers can join our mailing lists for pre-qualification information and will receive specifications for bidding. Only pre-qualified bidders may submit bids.

The district will endeavor to use minority businesses, women-owned enterprises, and labor surplus area firms when possible by soliciting them for bids.

Contracts and orders may be awarded to the lowest responsible bidder, but we will also consider quality and program goals. The Board may reject any or all bids and accept the one that best serves the district's interests.

### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district has undertaken a construction loan, combined with a previous BEST Grant, to meet previous needs of the district. Since that time, the district has identified additional needs that would be addressed with this BEST grant.

We have partnered with the county for various projects and annual maintenance work around the campus. These efforts include snow removal on campus, maintenance to the running track, as well as cleaning up several areas across the campus to mitigate snake infiltration.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The proposed addition and renovation will replace outdated, inefficient systems with modern, high-efficiency HVAC, electrical, and plumbing upgrades, reducing energy waste and improving operational efficiency. However, intentional design choices-such as increased ventilation for better indoor air quality and enhanced occupant comfort-will offset some energy savings. As a result, while the buildings will be significantly more efficient, the net impact on utility costs is expected to remain neutral.

**District or BOCES Name:** Granada RE-1

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

Educational opportunity in Granada Schools would significantly be enhanced with a waiver or reduction because Granada Schools already carries a debt of \$2.2 million for a loan that we carry from a 2019 BEST grant in which we did not apply for a waiver or reduction of our matching. This BEST grant was the result of an emergency situation where we immediately needed to fix our HVAC system, fresh air system, and lighting. We chose to self fund the matching portion instead of seeking a bond.

If awarded this BEST grant, and we were forced to comply with the matching contribution, we would not be able to complete the entire project without going beyond our debt capacity of \$3,498,152. By not being able to make the proposed renovations and addition to our school, our student's safety would be compromised, and the educational opportunity afforded our students would be diminished. Funding constraints continue to affect students and staff by limiting the learning opportunities we can offer students due to lack of funding to finance the class, equipment, or curriculums. Examples of this would be additional college level courses, additional vo-ag courses, and even enrichment courses for those students needing extra-help or those gifted students that need to be pushed to excel further.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Granada Schools has a loan of \$2.94 million that still needs to be repaid from our 2019 BEST matching. To place this amount of matching on top of this loan would exceed our debt capacity as a district. To assume the maximum of our debt capacity would also limit our ability to adequately budget for maintenance and upkeep of our current building and hopefully, new addition.

(3000 characters max)



*\*The following are factors used in calculating the applicant's matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$83,289.33	0.96%	10% max
Median Household Income	\$46,580.00	2.11%	25% max
Free and Reduced Lunch %	70.1%	3.51%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills \$/Capita	\$511.92	16.63%	20% max
Remaining Bond Capacity	\$3,498,152.00	3.48	20% max
	<b>Total CDE Minimum Match</b>	<b>27%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

The \$3,498,152 does not take into consideration the current debt the district carries for the 2019 BEST grant. Since we assumed this debt ourselves, and is funded mostly through our PPOR, not through a bond, we risk not being able to competitively pay our teaching staff, purchase current curriculums, and maintain adequate funds to provide the best education possible for our students.

(3000 characters max)



3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

Granada Schools has successfully applied for and implemented a 2019 BEST grant of \$5.6 million dollars, with our matching being \$2.3 million. We were able to effectively leverage a timely insurance claim to get a new \$4 million dollar roof and decking. Granada Schools used a School Safety grant to purchase new doors, a exterior camera entrance system, and an exterior window for the office to increase the safety of our students and staff. Granada Schools continues to look and apply for funding sources to improve safety and health of our students and staff. However, due to not always having the capacity to write for all available competitive grants, we are sometimes limited in the number of grants we are able to pursue. The staff we have available to pursue other competitive funding sources are otherwise engaged in other student directed positions such as coaching, driving buses, teaching, and counseling students.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	27.0
Match Percentage Requested	4.79
Amount of requested reduction from CDE Minimum	22.21

Is a Statutory Limit Waiver also being submitted?  Y  N





Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$ 6,865,469.34</u>
B. School District's certified FY2024/25 Assessed Value	<u>\$17,490,760.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$3,498,152.00</u>
D. Current outstanding bonded indebtedness:	<u>\$0.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$3,498,152.00</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<b><u>\$3,498,152.00</u></b>

School District: Granada RE-1  
Project: Granada Renovation and Addition  
Date: 2/10/2025

Signed by Superintendent:

Printed Name: Ty Jay Kemp

Signed by School Board Officer:

Printed Name: Denyce Widener-Block

Title: School Board President

January 28, 2025

Dear BEST Grant Committee,

Please accept this letter of support for the rebuild and addition submitted by the Granada School District RE-1. After an intensive process of including all stakeholders; including staff, administrators, community members, students, and the Board of Education, we have determined that this is the best option for addressing the numerous deficiencies we are facing at Granada Schools, while preserving the current part of our school that is in good shape.

These deficiencies are making it increasingly difficult to provide the high quality education each of our student's deserve. For example, the plumbing and sewer line issues are becoming a major issue within the school. Our local plumber is in the school at least 2-3 times per month trying to solve sewer issues. It is often a touch and go situation to determine if we are able to continue to have school on these days or will need to dismiss school for the safety of the students. In addition, our high school science labs are not acceptable for lab use, and in some ways, unsafe to use with electrical plug-ins at the same level as countertop.

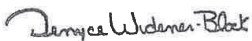
Granada Schools has been forced to rely upon out buildings for several classes throughout the years, including utilizing the old gym for elementary physical education classes. This situation is dangerous for students and staff alike. The outbuildings cause our students to leave the safety of the main building to attend classes, while the old gym is a distance away from the main building, causing students to walk to and from the gym. This creates an unsafe and dangerous situation for our students, not to mention the fact that they must be exposed to all kinds of weather.

Finally, our locker rooms are unacceptable for student use. Students are forced to shower in a communal shower, or in showers so inadequate, that they often would rather not shower at all. Our high school and elementary bathrooms are equally unusable, not adhering to ADA accessibility, nor pleasant to use. Currently our school does not have a single bathroom that would pass current ADA regulations.

In 2019, Granada Schools received a BEST grant to do some, what we considered, emergency work that immediately effected our student learning, such as lighting, a HVAC project, new windows, an emergency generator, and air quality upgrades. Granada Schools chose to take a loan to pay for our portion of the BEST Grant, about \$2.3 million. However, we now see that several other issues are needed to insure that the original 1968 building is still useable, while insuring that all students are education under one roof for safety reasons.

The Granada RE-1 School Board strongly agrees that this BEST grant is needed and are willing to allocate all available resources to support the success and maintenance if the project is awarded. It is our sincere belief and expectation that this project would maintain our school for many years to come. Please give our grant every consideration.

Respectfully,



Mrs. Denyce Widener-Block  
Granada RE-1 Board President

February 5, 2025

BEST Grant Committee

To Whom It May Concern:

I am writing this support letter for the application that will be submitted by Granada School District located in Granada, Colorado. I am currently the Amache Preservation Society Director and we have a museum in downtown Granada, Colorado. Every year on the third weekend of May, we hold our annual Amache Pilgrimage inside the Granada High School, as it is the only venue big enough to hold 400 to 500 people. The facilities of the school are kept up very well and it is a pleasant environment; however, using the kitchen facilities to feed that many former Amacheons and their descendants do not always go without a hitch. The plumbing in this school needs immediate attention. The sewer system is constantly backing up on us in the kitchen as well as the bathrooms during this event. There have been years where I have the local plumber know that I will call him at a moment noticed to come fix the issue. Over the years, I have had this plumber at the school for several of these pilgrimages to straiten out the problem. It does not look good when you have a plumber with his rotter-rooting machine going in the middle of this very important event!

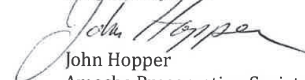
The Amache pilgrimage must use not only the entire gym area but also the school lunch area as well as classrooms and hallway space for break out sessions for the Amacheons. It would be very helpful if the Granada School District were able to upgrade all the bathrooms and other facilities. The Bathrooms are not handicap compliant bathrooms and many of the Amacheons are in their late 80's and early 90's and need handicap facilities for their wheel chairs.

With these upgrades, the Granada School District will be an ideal venue to hold the Amache Pilgrimage for fifty plus more years that this event is held. This year will be the fiftieth anniversary of the Amache Pilgrimage and we would love to hold the pilgrimage here for another fifty years.

This BEST grant is an important first step in helping not only the students of Granada Schools but also outside Civic, Government, and Historical groups that use these school facilities as the only large venue facility.

I whole-heartedly support the Granada Schools BEST grant application and hope to see the Granada School district with upgraded facilities in the near future.

Respectfully,



John Hopper  
Amache Preservation Society



January 30, 2025

Building Excellent Schools Today Grant Committee

Dear Members of the Building Excellent Schools Today Grant Committee,

I am writing to express my strong support for our district's application for the Building Excellent Schools Today (BEST) Grant. As the Superintendent of Granada School District RE-1 I have seen firsthand the challenges our schools face due to aging infrastructure, outdated facilities, and inadequate space for both educational and operational needs. The funding provided by the BEST Grant would make a profound difference in addressing the critical issues affecting our school community, including the state of our science classrooms, kitchen facilities, numerous outbuildings, and the pressing need to update our sewer system.

Our science rooms, which are integral to providing hands-on learning and fostering student interest in STEM subjects, are severely outdated and inadequate. These rooms lack the essential equipment and lab space needed to fully engage students in experiments and practical applications of scientific principles. As our world becomes increasingly reliant on technological innovation and scientific knowledge, it is imperative that we equip our students with the resources they need to succeed in these fields. A renovation of the science facilities would not only enhance the learning environment but also inspire future generations of students to pursue careers in science and technology.

Additionally, our kitchen and cafeteria facilities are currently operating beyond capacity and are not conducive to the well-being of our students and staff. The limited space makes food preparation and distribution inefficient and overcrowded, leading to delays and increased wait times. Furthermore, the current layout and infrastructure are insufficient to accommodate modern health and safety standards. With an updated kitchen, we could improve food quality, nutritional offerings, and the overall dining experience for our students.

Equally concerning are the unsafe outbuildings on our campus. These structures, which were originally intended to alleviate overcrowding in the main building, however in our current climate present a significant safety risk due to exposing our students to having to go outside several times a day, and addressing this issue is a priority for us to ensure a secure learning environment for everyone on our campus.

Finally, our outdated sewer system is a growing concern. The current system is aging and prone to frequent failures, which disrupts daily operations and poses a significant health and safety risk. It is not uncommon for our plumber to be in our school weekly to keep our toilets flushing. An upgrade to our sewer infrastructure is essential to maintaining the integrity of the school buildings and ensuring that our students and staff have access to safe and reliable facilities.

The Building Excellent Schools Today Grant would provide the necessary funding to address these urgent needs, ultimately creating a safer, more efficient, and inspiring environment for learning. We are deeply committed to providing our students with the best possible educational experience, and with your support, we can make these vital improvements a reality.

Thank you for considering our application. We are excited about the opportunity to partner with you to ensure that every student in our district has access to a modern, safe, and nurturing learning environment.

Sincerely,



Ty Jay Kemp  
Superintendent  
Granada School District RE-1

**● Campuses Impacted by this Grant Application ●**

**South Routt RE 3 - Soroco HS/MS Consolidation/Addition/Renovation - Soroco HS - 1948**

<b>District:</b>	South Routt RE 3
<b>School Name:</b>	Soroco HS
<b>Address:</b>	305 South Grant Street
<b>City:</b>	Oak Creek
<b>Gross Area (SF):</b>	71,666
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$31,502,695
<b>Condition Budget:</b>	\$15,117,116
<b>Total FCI:</b>	0.48
<b>Adequacy Index:</b>	0.40



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,990,863	\$3,421,895	0.86
Equipment and Furnishings	\$1,917,928	\$1,297,526	0.68
Exterior Enclosure	\$4,436,243	\$259,405	0.06
Fire Protection	\$549,720	\$920,658	1.67
HVAC System	\$5,534,471	\$2,056,017	0.37
Interior Construction and Conveyance	\$4,392,756	\$2,295,435	0.52
Plumbing System	\$1,490,848	\$771,342	0.52
Site	\$4,683,550	\$4,302,125	0.92
Structure	\$4,506,316	\$60,382	0.01
<b>Overall - Total</b>	<b>\$31,502,695</b>	<b>\$15,384,785</b>	<b>0.49</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Soroco HS Main	62,000	0.44	1948	\$23,702,443	\$10,569,105
Soroco HS Vo-Ag	9,666	0.13	2002	\$3,116,702	\$513,555
Soroco HS Site	1,064,150	0.92	1948	\$4,683,550	\$4,302,125
<b>Overall - Total</b>	<b>1,135,816</b>	<b>0.48</b>		<b>\$31,502,695</b>	<b>\$15,384,785</b>



● **Campuses Impacted by this Grant Application** ●

**South Routt RE 3 - Soroco HS/MS Consolidation/Addition/Renovation - Soroco MS - 1924**

<b>District:</b>	South Routt RE 3
<b>School Name:</b>	Soroco MS
<b>Address:</b>	305 South Grant Street
<b>City:</b>	Oak Creek
<b>Gross Area (SF):</b>	19,376
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$5,818,171
<b>Condition Budget:</b>	\$2,677,121
<b>Total FCI:</b>	0.46
<b>Adequacy Index:</b>	0.41



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$878,203	\$533,705	0.61
Equipment and Furnishings	\$121,489	\$57,543	0.47
Exterior Enclosure	\$956,396	\$42,183	0.04
Fire Protection	\$1,029	\$237,649	230.93
HVAC System	\$1,118,925	\$737,160	0.66
Interior Construction and Conveyance	\$1,141,385	\$710,612	0.62
Plumbing System	\$390,767	\$257,591	0.66
Site	\$376,574	\$290,912	0.77
Structure	\$833,404	\$47,416	0.06
<b>Overall - Total</b>	<b>\$5,818,171</b>	<b>\$2,914,771</b>	<b>0.50</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Soroco MS Site	49,750	0.77	1924	\$376,574	\$290,912
Soroco MS Main	19,376	0.44	1924	\$5,441,596	\$2,623,859
<b>Overall - Total</b>	<b>69,126</b>	<b>0.46</b>		<b>\$5,818,171</b>	<b>\$2,914,771</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** South Routt RE 3

**County:** Routt

**Project Title:** Soroco HS/MS Consolidation/Addition/Renovation

<b>Current Grant Request:</b>	\$24,086,431.57	<b>CDE Minimum Match %:</b>	69%
<b>Current Applicant Match:</b>	\$27,231,710.00	<b>Actual Match % Provided:</b>	53.0644898%
<b>Current Project Request:</b>	\$51,318,141.57	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$51,318,141.57	<b>Adverse Historical Effect?</b>	Yes
<b>Cost Per Sq Ft:</b>	\$609.02	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$90.33	<b>Affected Pupils:</b>	171
<b>Hard Costs Per Sq Ft:</b>	\$518.69	<b>Cost Per Pupil:</b>	\$300,106
<b>Previous BEST Grant(s):</b>	6	<b>Gross Sq Ft Per Pupil:</b>	493
<b>Previous BEST Total \$:</b>	\$2,797,713.65		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	325	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$136,158,550	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$418,949	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$103,879	<b>Total Bond Capacity:</b>	\$27,231,710
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	28.2%	<b>Bond Capacity Remaining:</b>	\$27,231,710
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$1,613.38		
Statewide Avg:	\$1,368		

I. Facility Profile

South Routt RE 3 (2780) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Soroco HS-MS Consolidation-Addition-Renovation. (2780-SG00001) - - New - Application Number (31)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Soroco High School - 2780-8050

\* Facility Name & Code

Soroco Middle School - 2780-8048

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Wrestling room, wood shop weight room
		Other: please explain

\*

## Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

\*

## Facility Condition

\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

All of the school district buildings were newly constructed by the district. All facilities were constructed in compliance with the building standards and codes of the time.

\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.

District Wide:  
Upgrade of exterior door access and additional cameras.  
FY23 & 24 \$253,273.44 (Advanced Network Management - verkada security consultant)  
Soroco High School:  
New Gym Floor (old gym) Partial Roof Replacements (BEST Grant)  
FY20 - \$445,504  
Partial Roof Replacements (BEST Grant)  
FY19 - \$550,017

HVAC improvements (BEST Grant)

FY23 \$1,874,631 - Elem. Building Boiler replacement and tying into exiting duct and pipework.

FY22 \$1,033,017 - Emergency grant support to HVAC

Carpet & Flooring, Lighting replacement, pellet boiler maintenance, gym refinish) - \$26,866

FY24 - carpet and flooring replacement at the high school - \$89,388

FY24 - Skid Steer - \$48,584 - need for transport of pellets between two buildings in Oak Creek. Unloading freight (e.g. furniture for classrooms/building) from vocational building to HS or MS, clearing snow.

Total Roof Replacement

FY21 - \$1,012,498

New carpet, and plaster repair on MS interior ceiling-

FY24 \$14,158

MS furniture replacement - \$10,578

FY23 - carpet replacement at the middle school \$28,300

HVAC engineer assessment, small repairs to pellet boiler

FY23 \$46,573

Vo-Ag:

Culinary Space (Governor's Rise Grant plus some matching funds and donations)

District Office

FY24 \$27,154

FY23 \$869,080

FY22 \$449,773

New Electric Boilers & Water Heaters

FY22 \$68,880

FY22-FY24 - \$30,828 - 2H mechanical

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district's Operations, and Maintenance for all buildings is budgeted annually. The District has set up a line item within our capital projects fund and provides 1.5% of base funding for all students impacted by BEST grant projects. This money will be used to support and maintain our best projects.

Due to the limited general fund budget, and high cost of maintaining our aging facilities, the district frequently pursues matching grant opportunities to match capital construction needs. South Routt School District has been a repeated customer of the BEST program in an effort to aid and offset the cost of major facility upgrades. With that being said, the age and infrastructure of our facilities have reached end of life due to the inability to consistently perform routine and preventative maintenance. This is due to major systems beginning to fail and therefore the majority of our maintenance time is spent on repair and parts replacement rather than more proactive measures.

We budget for special projects each year through our supplemental capital construction, which generates approximately \$650,000 annually. However, thanks to an improved financial position and a slight increase in the assessed value, we have been able to slowly catch up on many long overdue facility projects. With the passage of our 2021 mill override, which will sunset in 2032, we are now in a position to commit a minimum of \$690,000 per year to this fund, the split priority of this fund will be to maintain any new capital needs while prioritizing safety and security concerns as well as classroom environments at the preschool and elementary school.

We have a Leadership Plus team comprised of district-level directors with varying areas of expertise for effectively managing a school district. The role of Leadership+ is to work cooperatively to prioritize school district needs and collaborate on the financial, infrastructure, safety, and academic needs of South Routt Schools. The various members actively collaborate with outside agencies to determine the most effective management strategies. Over the past school year, South Routt Schools partnered with an independent consultant to conduct a Master Facilities Plan to determine the school district's priority improvement needs. With that final report, the district began to prioritize projects to make the school a strategic improvement plan. Even with all of our preventative planning and effective financial stewardship, we still find areas of need within the infrastructure that cannot be met due to financial restrictions.

Once again, we believe the financial condition of our district will require future investment.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**South Routt RE 3 (2780) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Soroco HS-MS Consolidation-Addition-Renovation. (2780-SG00001) - - New - Application Number (31)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Until 2008, the District was effectively maintaining and managing our facilities. However, around this time, the District's largest employer and taxpayer, the Peabody Mine, announced it would be closing. Additionally, the housing bubble crashed, and the budget stabilization factor kicked in (the loss of 11% of our total program budget) and we saw a significant decline in enrollment. In response to this series of impactful events, the District tightened its budget and made a deliberate effort to focus what funds we did have on retaining and paying our staff.

In approximately 2017, we focused more purposefully on facilities and made a series of investments to repair the needs that had begun popping up over the last 10 years.

By 2023, we realized our facility issues were multiplying despite our ongoing efforts. With a feeling of exasperation, we stepped back to begin a more systemic approach. Due to our aging schools, deteriorating building systems, mountain topography and limited access to utilities, we face health and safety issues for our students daily. Our list of deficiencies is overwhelming. Our facilities manager has been consistently working six 12-hour days per week, keeping the systems up and running. We describe the challenges in greater detail in the deficiencies section, and they include major HVAC, Electrical, site safety, and building envelope issues. The long list of deficiencies helps explain the high FCI in our buildings.

One example from the high school is that glycol leaks are coming from the ceiling in multiple rooms. In one case, we created a large plastic funnel from the ceiling to a bucket that needs to be emptied regularly. The teacher in this room is currently pregnant and has major stress about the health risks this presents despite our reassurance. To resolve a glycol leak, the entire system has to be shut down for a week. Despite our efforts to keep our hybrid systems of geothermal, propane and antiquated wood pellet boilers up and running, it is common to see both staff and students wearing coats and hats in the school. After calling time out in 2023, we hired a facilities master planning team. Over two years, they have partnered with us through a rigorous process to: gather all relevant information, form a Facilities Planning Team to review data, consider options, and hold multiple community meetings.

In the end, we agreed that we need to keep schools in both of our towns and thus no single solution will resolve all issues. We identified that our highest priority issues exist at the MS/HS. Therefore, our proposed project will resolve all of our identified issues at the Oak Creek campus. The plan is to replace the 1948 and 1982 portions of our high school through an addition connecting the new addition to the VoAg building and eliminating the need to walk between buildings. And vacate the middle school and consolidate MS, HS, and district administration, and reconfigure the site for safety and security

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**



- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

**Deficiency**

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The challenges we face are simply overwhelming - we cannot keep up. From sewage coming up through our drinking fountains, classroom temperatures at 62 degrees, and multiple failures shutting down areas of our buildings, the stories almost sound like fiction.

Middle School Major Deficiencies  
 Sewer system failures  
 Inadequate heating and ventilation  
 Outdated PA, electrical and fire safety systems  
 Poor security and accessibility  
 MIDDLE SCHOOL BUILDING SYSTEM DEFICIENCIES EXTENDED

- Temperature control and comfort issues throughout the building, requiring the use of multiple space heaters in nearly all rooms.
- Heating is supplied by an aging pellet boiler, with an increasingly unreliable pellet supply. Due to supply issues, we frequently rely on a backup propane boiler, which is considerably more expensive. Both the pellet boiler and the backup propane boiler are located in the high school, with heat piped under the road between buildings. Previously, pellets were available in Kremmling, but now we must source them from Fort Collins or Colorado Springs. A truckload of pellets is needed every six weeks.
- The pellet boiler generates large amounts of ash that must be removed every other day. The auger recently broke, and replacement parts were difficult to find locally. The Vo-Ag teacher crafted a new auger to restore functionality.
- The building has no mechanical ventilation system. The only source of fresh air is through cracks in the building or by opening doors and windows.
- Windows can be opened but are difficult to operate due to misaligned frames. Significant force is required to open them.
- The building relies on window-based air conditioners. A squirrel got stuck between a unit and the window jamb and died, causing an odor that took a week to locate.

- Hot water takes a long time to reach the second level.
- Pavement is deteriorated, uneven, and beyond its useful lifespan.
- Poor drainage leads to ice buildup.
- The PA, telephone, security, and fire alarm systems are beyond useful life and not up to code.
- The building is not equipped with a sprinkler system.

#### High School Major Deficiencies

Insufficient temperature control and ventilation

Failing geothermal system and distribution leaks

Outdated electrical and plumbing systems

Poor water infiltration and exterior damage including doors and windows

Inadequate security and accessibility

#### HIGH SCHOOL BUILDING SYSTEM DEFICIENCIES EXTENDED

- Insufficient BAS temperature controls cause widespread comfort and maintenance issues.
- Rooftop condensers have exceeded their useful life, leading to heating and ventilation failures and even building closures.
- Space heaters are required in several areas to supplement inadequate heating.
- The geothermal system leaks glycol daily due to failing CPVC fittings, requiring complete shutdowns for repairs, which can only occur during extended school breaks and favorable temperatures.
- The hot water and domestic water distribution system is inadequate, requiring showers to run for 40 minutes before hot water reaches athletes during practice.
- The original cast iron sanitary system, over 50 years old and beyond its expected lifespan, requires constant maintenance to clear frequent backups.
- The main electrical service, switchgear, panelboards, and feeders are original to the building and have exceeded their useful life.
- Classrooms lack sufficient electrical outlets, and circuits are undersized, forcing the use of multiple extension cords and power strips-an issue worsened by reliance on space heaters.
- The PA, telephone, security, and fire alarm systems are outdated and unreliable.
- The high school gym still has its original wooden bleachers from 1948.
- Water infiltration occurs through cracks in brickwork, windows, doors, and fascia paneling, especially during wind-driven snow events, causing persistent water damage in areas built in 1982 and 1948.
- Windows are beyond their useful life and are actively leaking.
- Multiple doors have large gaps, allowing snow, cold air, and water to enter.
- The parking lots and drive lanes have deteriorated asphalt and concrete, creating significant safety hazards.
- Poor grading and drainage cause pooling water and ice accumulation, particularly at the back of the middle school, where runoff from the high school infiltrates the electrical room below. Rust damage is already visible on the electrical panels due to persistent water exposure.

## Safety/ Security and Accessibility Issues-MS, HS and Site

- Security concerns are heightened due to our three-building campus and remote mountain location. Law enforcement and first responders are far from campus. The town of Oak Creek no longer has a police department, and without a dedicated school resource officer, we rely on the Routt County Sheriff and Colorado Parks & Wildlife (CPW) for all law enforcement. CPW, located in Stagecoach, is the closest responder and would take a minimum of 15 minutes to arrive in an emergency.
- There is no separation between cars, buses and pedestrians. Grant Ave. runs directly through the parking, receiving, and drop-off areas. Deliveries occur in this drive lane, which also serves as the path to the Vo-Ag building. Google Maps directs traffic through this area. The district has installed "slow" signs to reduce risks.
- The middle school (MS) and high school (HS) lack secure vestibules, and administrators do not have a clear line of sight to the front doors.
- The main entrance at the MS is inaccessible and is not on the same floor as the administrative offices. Recently, a local official scheduled a meeting with the superintendent, but the meeting was held outside because the official could not climb the stairs or trust the lift to reach the second floor.
- District offices are intermixed with school spaces, leading to frequent adult visitors on district business passing through student areas.
- Multiple exterior doors are difficult to monitor, with many having large gaps that allow rodents and weather to enter.
- There is no internal lock-off system to separate building wings or public areas.
- The PA/emergency system lacks external speakers and only functions through the phone system.
- There are no ADA bathrooms in or near the HS SpEd rooms? - the MS does not have a SpEd room
- The weight room is down stairs below the stage and not wheelchair accessible?.

## ANECDOTES TO ILLUSTRATE SEVERITY

The health and safety deficiencies in our Middle School, High School, and their shared site that have caused us to pursue this BEST grant are so many, that we cannot tell all of the anecdotes we would like to illustrate their impacts on our staff and students. Here are three to help paint the picture in some detail.

- At the Middle School, our roof drains tie into the sewer system. During rainstorms, sewage backs up into the school. There have been two major events in the last 3 years. The day before school started in the Fall of 2022, we experienced a large rain event. The systems were overwhelmed and sewage mixed with rain water began coming out of urinals, toilets, floor drains, and drinking fountains. We had multiple areas of standing effluent. The carpet was fully saturated with solid waste visible. The lower level of the building needed to be closed for a month. The district had to hire a restoration and mitigation specialist to clean it up, and all flooring was destroyed. The following fall, during the rain season, we attempted to build a sandbag wall around the drains that are most prone to backup. Our barricade did not work and the flooring was flooded again. The town of Oak Creek has notified the school that the septic lines need to be separated from the storm sewer. We do not have drawings indicating where the point of interconnection is. However we have been scoping the lines with cameras beginning on the roof, and it is our current understanding is that the lines connect directly underneath and are buried beneath the building.

- In both buildings, we struggle to maintain appropriate temperatures in our classrooms. We don't have access to natural gas. Our buildings are heated with a complex hybrid system including a geothermal field, heat pumps, 2 electrical boilers, 2 propane boilers, a pellet boiler and a multitude of space heaters. The geothermal field has failed to provide the heat it was designed to provide. We added an additional 6' of earth on top of the field to increase its insulation and it has improved somewhat. We also partnered with BEST in the past to make improvements to it and the new supplemental electric boilers provided by the 2021 emergency grant have helped considerably. However many issues still remain and we continue to struggle to manage multiple active leaks in the distribution system and provide appropriate ventilation and room temperatures in the buildings. In one of our classrooms, as an example, the temperature is routinely down to 55 degrees when we open in the morning. The custodian gets in first and turns on three space heaters to try to get the room temperature up, and by the time students arrive it is usually at about 60 degrees. This room has strong solar exposure and on sunny days we frequently see temperatures in the mid 70s by the time class is dismissed. This is a 20 degree swing in one day, and it is a regular occurrence. This room is the most extreme but many of our classrooms experience similar swings.

- Our site is a three building campus with students and staff walking between buildings multiple times a day. This creates significant safety and security concerns. Oak Creek averages just over ten feet of snow per year. We must traverse across poor site grading and steep mountain topography through frigid conditions. Our staff work tirelessly to ensure paths and stairs are cleared. In spite of our efforts, the journey between buildings is treacherous and results in students and staff falling regularly. To get to our vo-ag building students must cross our parking lot and drive lane, often covered in ice, and climb 23 stairs to get up the approximate 14' of grade change from the HS. We estimate that someone falls on those stairs once a week. Again, we work hard to keep this path free of snow and ice, but it is a significant burden on our staff and is a daily safety liability. In addition to the weather and topographic concerns, having students and staff walking between multiple buildings throughout the day creates a real security risk. Multiple doors are being used and because of their poor condition, frequency of use, and sheer number, many are regularly unlocked and left ajar.

These are just three specific examples of the multiple issues we face, and the following is a complete list of the identified deficiencies we seek to resolve.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Over the past five years, we have worked diligently to gather all possible information related to the deficiencies we face and to broaden our understanding of these issues on a higher level. Initially, we were reactive, addressing only the most urgent problems as they arose. However, over time, we have learned that our mechanical, electrical, and sanitary systems are complex and piecemealed together. We have also come to understand that the deficiencies arising from these systems are accelerating. In addition to seeking a greater understanding of our building infrastructure issues, our planning team conducted a rigorous investigation of site and building safety through the lens of K-12 facilities best practices.

To ensure a thorough and informed evaluation, we undertook several steps to gather comprehensive data on our facilities. Using the Colorado Department of Education's Facility Assessment as a foundation, we engaged consultants and experts to further define the extent and impact of these deficiencies on our students.

The due diligence efforts undertaken include the following:

- A third-party master planning team of architects and engineers reviewed all of our systems, the CDE reports, and information gathered from consultants and staff. They helped consolidate this information and educate us about our situation and possible paths forward.
- In February 2021, we engaged Big Horn Engineering to understand why our geothermal system was not performing as expected.
- Ongoing conversations between our consultants and maintenance team have helped us better monitor and capture their knowledge. Our maintenance team is deeply involved with these systems, and building principals have emphasized that our two maintenance staff members are the only ones who truly understand how to keep these complex, piecemeal systems operational. If we were to lose them, we would face situations where we might be unable to open school, and even one person going on vacation poses a risk.

- We maintain an ongoing relationship with 2H Mechanical, a company that frequently services our district. From them, we have gained insights into how our systems function and the problems we will continue to face without higher-level investments.
- Local plumbing professionals have also provided critical insights into our persistent sewer issues. The situation at the middle school, in particular, is still being investigated to determine how to resolve the interconnection of our sewage and stormwater systems, which has caused repeated sewage floods. After scoping the lines, we believe the point of interconnection is buried directly beneath the building, and will require a highly invasive project to resolve. These due diligence efforts have reinforced our understanding that the health and safety concerns within our buildings are more significant than initially suspected. The evidence gathered through these assessments points to a pressing need for action, as highlighted in the deficiencies section. Our commitment to ensuring a safe and conducive learning environment remains steadfast, and the findings from these investigations underscore the urgency of addressing these deficiencies before they further impact our students and staff.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

This project will consolidate our Middle School, High School and Vo-Ag buildings into one secure facility. This will occur by vacating our Middle School, and constructing an addition to replace our oldest portions of the high school while connecting to the Vo-Ag building. This will involve a 55,500 sf addition, renovations of 8,539 sf, and life safety improvements to the remainder. This will reduce our total MS/HS square footage from 96,031 sf to 84,263 sf.

Our proposal includes demolishing a portion of the 1948 high school while retaining and renovating the existing gym, student commons, and all of the vo-ag building to better align with the new facility. The existing VoAg Shop will be renovated to accommodate the woods program currently in the older portion of the HS planned for demolition.

To resolve our deficiencies, a new two-story addition will be constructed to include an aux gym, music room, administrative spaces, and middle and high school classrooms. A new kitchen addition will better accommodate cafeteria needs, while renovations to the student commons will enhance food service operations and better serve students. The two-story addition will also connect to the vo-ag building, creating a more cohesive campus and eliminating the need for students to travel between buildings outdoors, particularly in inclement weather.

This solution will resolve all of the health and safety challenges we have identified in the previous sections while preserving recent investments and our most viable spaces. A detailed description of the proposed scope has been attached to the application and is summarized here:

- All of the safety and security challenges that stem from our three building campus will be resolved through the consolidation. All students, staff, and programs will be safely under one roof in a fully accessible and secure environment.
- Water infiltration through cracks in brickwork, windows, doors, and fascia paneling, will no longer be an issue with all older areas of the building being replaced.
- The parking lots and drive lanes will be redesigned to improve separation of bus, parent, staff and student traffic.
- Grading and drainage will be redesigned to be ADA compliant and reduce ponding. All damaged and problematic paving will be replaced.

- Security within the building will be improved. There will be a secure vestibule with direct line of sight for administration to the entrance. The building will be designed to support zoned lockoff to control access, and will have up to date door access and security camera systems. The PA, telephone, security, and fire alarm systems will be replaced.

- By vacating the Middle School, our students will no longer be exposed to the sewage issues that have repeatedly flooded the school. Problematic cast iron sanitary lines at the HS will also be new. A single 6-inch sanitary sewer pipe will serve the addition and renovated areas of the building. A storm drainage system will be provided for the addition and existing areas.

- Our heating challenges will be resolved. We have worked with our engineers to define a proposed scope of mechanical work for the new addition that will utilize the existing electric boilers and geothermal system while eliminating the problematic components (leaking distribution piping, problematic boilers and rooftop condensers).

The building heating and cooling needs are currently provided by the existing geo-exchange field with backup electric boilers located in the existing Vo-Ag building. The existing boiler plant consists of two (2) 300 kW Lochinvar boilers installed in 2022. The existing boiler plant will have sufficient capacity to provide heated hot water to all newly installed HVAC equipment.

HVAC systems for the addition and renovated areas will include (6) rooftop-mounted water-to-air heat pump air handlers, (2) water-to-water heat pumps for exterior zones with VAV reheat coils, and perimeter baseboard finned tube heaters. RTUs will be installed on raised curbs with snow shields to prevent accumulation and drifting, and their placement will minimize exposure to prevailing winds. Designated access paths with electric-resistance heating for snow-melting (where necessary) and proper roof drainage will reduce ice buildup, and provide safe access for regular maintenance. The air handling equipment will feature air-to-air energy recovery with full economizer capability to improve efficiency and indoor air quality while ensuring reliable operation in winter conditions.

A new 4" domestic water service pipe will enter the addition and back feed the existing gym and cafeteria.

A new hybrid heat pump water heater located in the new addition will provide domestic hot water to serve the addition and renovated areas. Inline circulating pumps and balancing valves will ensure hot water is readily available throughout the building.

- The main electrical service, switchgear, panelboards, and feeders will be replaced. It is anticipated that the design will require a new utility transformer, roughly a 3000A service and branch distribution board(s), centrally located within the renovated/new construction areas. These new distribution boards will be fed from the new 277/480V switchboard and will then distribute power to dedicated panels for mechanical loads, lighting loads, and miscellaneous plug loads, 120/208V (via step-down transformers). Provisions to include surge suppression at the main service switchboard and all life safety panelboards will be required. All spaces will be provided with appropriate and code-required electrical outlets.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

We engaged a consultant planning team to help understand the breadth and scope of our needs and consider our options from a holistic point of view.

Our planning consultants gathered comprehensive information that was requested in order for us to make informed decisions. In addition to building system condition analysis, an inventory of facilities, demographic studies, square footage and capacity analysis, programmatic adequacy, and enrollment and growth projections were all data gathered and reviewed.

We assembled a District Master Planning Team to study all of the information. It was important for us to have an informed group of stakeholders empowered to make recommendations for future investments. From the information gathered, it was clear that a few key items needed to be heavily considered in their final recommendation.

- There is looming potential for significant growth in the Stagecoach area where we do not currently have a school
- We are not a one community district - Yampa, Oak Creek and Stagecoach all have unique stakeholder perspectives and goals.

The team built a list of priorities and criteria to help inform decision-making. They also held multiple well-advertised and attended community meetings in Yampa and Oak Creek to gather stakeholder feedback. Options considered:

1. Continue spending current resources on multiple identified smaller projects across the District
2. Consolidate existing resources on a larger focused renovation at one school
3. Consolidate the MS into the HS with no improvements. Convert the MS into an Early childhood (EC) and District office (DO)
4. Consolidate MS & HS - replace older areas of HS, repurpose MS into EC and District offices
5. CONSOLIDATE DO, MS, & HS - REPLACE OLDER AREAS OF HS, DIVEST OF EXISTING MS
6. New MS/HS in Oak Creek on existing District property - divest of existing MS & HS
7. New PK-12 in Oak Creek on existing District property - divest of all existing facilities
8. New PK in Stagecoach
9. New PK-2 in Stagecoach
10. New ES in Stagecoach
11. New PK addition to Yampa, convert the existing EC to District office
12. Construct a new athletic center in Stagecoach.

Key learnings and positions taken by the master planning team

- The District can accommodate foreseeable growth with existing capacity?
- The District should strategize so growth in Stagecoach is funded by development?, a project in that area is premature.
- Little desire to stay in MS, its challenges were well understood
- Most voices suggest it would be politically challenging to no longer have a school in Yampa.
- No single option will solve all the facility's needs perfectly. The path forward will involve multiple efforts, the key is to identify where to start and move away from short term reactive investments

In the end - the master planning team agreed to bring their key learnings and options 2,5,6, & 7 to the board of education for their consideration.

The board went back to the community with additional meetings and hired a third-party consultant to perform a survey. After this additional due diligence,



the Board decided to move forward with Option 5 and to apply for a BEST grant to help secure funding. They agreed this was the best path forward to resolve all critical health and safety issues.

The spaces to be included in the proposed final consolidated building have been informed by District program needs, CDE public school construction guidelines, and current PK-12 best practices. The project shall be designed and constructed using a process consistent with South Routt School District requirements, all applicable Colorado Department of Education (CDE) guidelines and standards, and an approved High-Performance Certification Program (HPCP). USGBC- Leadership in Energy and Environmental Design (LEED) and/or US- Collaborative for High Performance Schools (CHPS) program will be considered for achieving the high performance standards as outlined by the State Architect's Office.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

You asked us to describe what will happen if the project is not awarded. It is pretty straight forward - the failures are already happening, and the safety concerns are already here. If this project does not happen they will continue and get worse. It's not about how long until they fail, they already are and the frequency is increasing.

One of the first things we did was to walk through the CDE report with our consultants. We were shocked to see such an overwhelming list of very high-cost items. We knew things were rough, but this process has been an awakening for us. We said it before; once our eyes were opened to the breadth of our needs, it truly has felt overwhelming. This isn't just about cost, it's truly concerning what health and safety risks our students, staff, and community are exposed to. Just talking through what we have lived through, with each other and with our consultants, saying it out loud, somehow made it real.

If we don't receive this grant, our capital maintenance and improvement budgets will continue to rise and divert more and more dollars away from the classroom. We will continue to do our best to provide the safest environment possible, but truly, the safest environment for our staff and students is only possible through partnership with BEST.

A significant amount of our district's time is spent on band-aid repairs, keeping the buildings afloat instead of investing time toward our students. As a rural community, we are limited in our Bonding Capacity and do not come close to being able to cover the cost to replace our building systems that have exceeded their life expectancy. We can only keep our school facility operational with the help of the BEST Grant.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines



## Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The District will set up a line item within our capital projects fund and provide 1.5% of base funding for all students impacted by this BEST grant project. This money will be used to support and maintain our best project

Maintenance for South Routt buildings is budgeted each year from a mill levy targeting capital construction. While this levy is somewhat dependent on assessed valuation, the annual collection for the past four years has hovered around approximately \$650,000. As our buildings age, maintenance costs are rising due in part to multiple systems needing significant repairs. While we prioritize this maintenance, emergency repairs from system failures and breakages prevent us from completing systemic improvements. Additionally, as more time passes, South Routt has not only been unable to catch up, but at this point, we are unable to keep up on repairs. As a district, we still plan to collect our mill levy override in the future. It is our goal to reallocate some of the mill levy dollars to focus on repairs and maintenance costs at the elementary school while simultaneously allocating the necessary dollars for preventative maintenance to maximize the life of new equipment and systems.

Currently, our annual general fund contribution is not able to keep up with our aging infrastructure & HVAC systems. However, the roughly \$650,000 in mill levy is designated to address major facility repairs and maintenance. This levy has a sunset scheduled for 2032 and we are confident that we will be able to keep a portion of that levy through community support.

Over and above these annual maintenance commitments, we budget for special projects each year through our capital reserve fund. Based on the current financial condition of the district we see no reason to reduce our annual O&M budget. With the completion of this project, we actually expect our total maintenance and repair expenses to go down.

How will budget appropriate amount of funding to replace project at end of useful life:

In summary, evidence shows we've been able to commit more and more to our capital projects while still able to maintain a fund balance. Additionally, we have been good fiscal stewards by paying off bond debt early, all while making significant investments in district facilities. South Routt has also demonstrated proficiency in finding and writing grants with success. While grants are not a guaranteed funding source, effective grant writing can significantly limit costs while also aiding in the facility investments the district is committed to maintaining. If we are fortunate enough to be awarded a BEST grant, the cost savings from our never-ending repairs and maintenance would be reallocated to both the elementary campus and toward future necessary investments to protect our newer buildings.

A BEST grant will require future investment in our facilities by our taxpayers through the passage of a construction bond to meet our match requirement. Historically, the South Routt community has been generous with school support for mill levy and bond initiatives. Our facilities master plan will allow us to put forth a strong argument for systematic improvements while also providing a transparent road map for our community highlighting what they can expect in terms of large district projects.

All newly installed equipment related to this project will be warranted for 10 years, covering both parts and labor.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

If we are successful in obtaining a BEST grant, we will continue to work with the Town of Oak Creek Rec. District in providing space for the afterschool and 5th-day programming opportunities for South Routt students. The district will then work with the Town of Oak Creek to possibly take possession of the building. Additionally, there have been discussions with the town and other funders to revitalize the old building and use it within the community. Some of those uses include a teen center and a community theatre/movie house. The worst-case scenario is if an interested partner cannot be found for the

building, would be for the building to be torn down. The current estimate for the abatement and demolition of the middle school building is \$1 million dollars and \$750,000, respectively.

III. Detailed Project Cost Summary

**South Routt RE 3 (2780) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Soroco HS-MS Consolidation-Addition-Renovation. (2780-SG00001) - - New - Application Number (31)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

69.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

53.0644898020223

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	51,318,141.57
D. Applicant Match to this Project	\$	27,231,710.00
E. Requested BEST Grant Amount	\$	24,086,431.57
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	51,318,141.57

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

493


5.5 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

4.5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

11/11/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/29/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate was compiled in partnership with the district, and NV5, and Wold Architects and Engineers. This budget has been informed by previous project experiences, existing AHERA reports, the facilities' master planning and CDE assessments, and independent estimates. The estimates received by general contractors were reviewed and then averaged to inform the total project budgets. In the review and comment phase, with our CDE representative, the building size was reduced by approximately 2.25%. Portions of the budget impacted by this reduction were then reduced proportionately from the initial builder estimate average.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Currently, the district does not have staff to oversee such a large project. Therefore, South Routt School District will be hiring a qualified and experienced owner's rep. to work closely with the superintendent to oversee the project. In order to find such a person or team, South Routt Schools will put out an RFP listing the qualifications needed as well as highlighting previous experience. Given that our mountain terrain and mechanical systems are complex, the school board and community believe having someone with experience will be critical to help the school make wise decisions while also ensuring we are good stewards of public money. This process will begin after A. receiving a BEST grant award and B. after passing the necessary bond to pay the district portion.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds**

**relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

South Routt schools is relatively new to this process. Should we be fortunate enough to be awarded a grant, the District will move forward with a procurement process in alignment with CDE and Board policies to hire an owner's rep, an architect and a builder.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Our district has successfully pursued funding for new access control and security devices through the Homeland Security School Security Disbursement grant and the School Violence Prevention Program. These devices will be repurposed in the new school building if we are successful in our BEST Grant Pursuit. We have had two significant insurance claims to replace the ground flooring of the middle school due to rainwater and sewage flooding. South Routt has also applied for smaller BEST grants recently and have used reserve funds to pay for the district portion. South Routt Schools has also met with the Routt County Historical Society to discuss ideas and possible grants that will aid in the repurposing of the 100 year old middle school building.

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	\$35,409,517.68
B. School District's certified FY2024/25 Assessed Value	\$136,158,550
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	\$27,231,710.00
D. Current outstanding bonded indebtedness:	\$0.00
E. Total available bonded indebtedness (Line C-D).	\$27,231,710.00
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<b>\$27,231,710.00</b>

**School District: South Routt RE-3**

**Project:**

**Date:** 03/25/25

**Signed by Superintendent:**

**Printed Name:** Kirk Henwood

**Signed by School Board Officer:**

**Printed Name:** Jamie Hoff

**Title:** Mr. Hoff is on Spring Break 03.25.25. He can sign upon return



South Routt RE-3 School District  
305 South Grant  
Box 151  
Oak Creek, Colorado 80467

January 21, 2025

BEST Review Committee  
Building Excellent Schools Today (BEST) Program  
Colorado Department of Education  
201 E Colfax  
Denver, CO. 80203

Subject: Letter of Support for South Routt School District

Dear Members of the BEST Grant Review Committee,

My name is Brenda Little and I have been a South Routt School District teacher since 1993. Over my 32 years in this school district, I have taught in both the middle and high school buildings, and I have seen firsthand the challenges these buildings have posed. So, with my utmost concern and commitment, I write this letter on behalf of the South Routt School District's plan to improve the quality of the education we provide by enhancing the facilities our teachers and students attend.

When I taught in middle school, no matter what season it was, the temperature of the hundred-year-old building was unpredictable. It would not be unusual for classrooms to be sweltering in the fall and literally freezing in the winter. I have helped the science teacher gather up small electric heaters to keep her plants and animals warm. Even though the windows have been replaced, they do not open easily and often not at all, so when the temperature rises, there is no way to cool our rooms. The middle school also has a great auditorium that has a stage and is a perfect place for all kinds of activities, but it is usually freezing in there, and there is very little that can be done about this. With this all being an everyday reality our teachers make the best of the situation, and provide our students with the best situation they can. Imagine if those teachers could just teach and the students could just learn without facility complications.

I currently teach my middle school classes in the high school which is away from the other middle school teachers. Students and teachers, middle school and high school, are constantly traveling back and forth from one building to another to attend/teach classes or simply to plan or get help. My room is a remodeled chemistry room in the middle of the high school. The floor is not even so desks have to be constantly adjusted to be level for students and it has no windows. It is always hot in my room because of its location and then when we leave my room we are chilled because the rest of the school is always cold. Although my room has a cooling system, it is often broken and in the spring and fall my room is sweltering. Once again one can only imagine the possibilities for our students if the facility conditions wasn't always an issue.

The upgrades to our campus that are proposed are crucial to ensuring a conducive learning environment for our students and a positive working environment for our teachers. In my opinion, all South Routt employees have always worked to provide our students with a positive atmosphere that fosters learning, but the age and condition of our facility is currently making this a challenge. Thank you for your consideration.

Brenda Little, Soroco Middle School English Teacher

Vicki Hagen  
24215 Arapahoe Rd  
Oak Creek, CO 80467

January 17, 2025

BEST Review Committee  
Building Excellent Schools Today (BEST) Program  
Colorado Department of Education  
201 E. Colfax  
Denver, CO 80203

Subject: Letter of Support for South Routt School District BEST Grant Application

Dear Members of the Best Grant Review Committee,

I am writing to express my enthusiastic support for the South Routt School District's BEST grant application for a new middle school and high school facility. As a proud mother of two students in this district and a passionate advocate for disability rights, I have witnessed firsthand the incredible potential and dedication of our local schools. This grant would be transformative for our community, benefiting not only the current students but also future generations.

Our school district is already recognized as a "district of distinction" within the state of Colorado, a reflection of the ongoing commitment to academic excellence, inclusivity, and the holistic success of our students. However, the physical state of our school buildings and facilities does not match this level of achievement. Modern facilities would provide an environment that truly reflects the exceptional quality of education taking place within our district. Beyond fostering academic achievement, a modern learning environment is crucial for promoting equal opportunities for all students, including those with disabilities and diverse learning needs. Enhanced accessibility, advanced classroom technologies, and thoughtfully designed spaces will ensure that every student can succeed and fully participate in the educational experience.

Currently, the heating and cooling of our buildings is inconsistent creating an uncomfortable environment that distracts our children from studies. To access different facilities, children must walk outside in all weather which can be as cold as -20 degrees in the winter and walk through parking lots and access roads. My son uses a manual wheelchair and frequently has to use different access points from his peers or be pushed to get to different facilities. A facility with ground level access would allow him to independently access all classrooms and specialty facilities the same as his peers, letting him focus more on learning and less on wondering how he'll get there, and what type of sweater he'll need when he's there.

As a volunteer of the Facilities Master Plan committee that explored the state of existing facilities, established values and priorities of future facilities and maintenance, I learned about the history of our district and the deficiencies of the facilities in our district, especially related to

sustainability and energy usage. The proposed middle and high school build would allow us to align with state priorities related to sustainability and energy efficiency. A new build would position us to match our values of being responsible and accountable citizens.

This investment goes beyond the classroom. A new middle and high school will elevate the strength and vibrancy of our rural district, laying the foundation for future growth. It would serve as a beacon of progress that our community can rally around, showing families both here and across Colorado that South Routt values and prioritizes its young learners. I urge you to consider the immense benefits this grant will bring to the families and children of South Routt. Supporting this BEST grant application is not just an investment in our schools but a forward-looking affirmation of our commitment to education, equity, and the future of our rural community.

If you have any questions regarding my endorsement, please feel welcome to contact me at (206) 355-8515 or [vickihagenco@gmail.com](mailto:vickihagenco@gmail.com). Thank you for considering my letter of support and your commitment to strengthening rural school districts in the state of Colorado.

Sincerely,



Vicki Hagen  
Mother, Disability Advocate, and Community Member



Dear Members of the BEST Grant Review Committee,

I am writing on behalf of the South Routt School District RE3 to express our enthusiastic support for the BEST grant application. I believe that the proposed project aligns with providing quality education and support to all students, including the unique needs South Routt County.

The South Routt School District has outlined a plan that addresses critical elements, two of which are Safety/Security and Student Learning Environment. Firstly, student safety at SOROCO MS/HS is a major concern as students are moving between three buildings during all types of weather at least 10 times during passing periods. Students also have to cross a busy city street, seven times a day, to access a major part of their instructions. The three buildings have no less than 15 access points and most doors are unsecured and do not have cameras.

The second concern is the student learning environment is not conducive to quality learning. Our middle school students' classes are in a 100-year-old building with a wood pellet heating system for radiant heat which does little to warm the building in our harsh mountain winters. The first floor of the middle school is unusable and closed the majority of the time because the heating systems are inadequate at best. The second-floor teachers are using three to four electric heaters in each room to try and make the rooms ready to learn. Also, the same doors that are a security issue have major gaps that do not keep out weather, rodents, or snakes out of the classroom.

In conclusion, we support the South Routt School District Board of Education and the superintendent in the pursuit of the Best Grant for the very important project for South Routt County students and community.

If you have any additional information or have questions regarding my endorsement, please contact me at [dgrabowski@southrouttsd.org](mailto:dgrabowski@southrouttsd.org) or 970-870-3763.

David Grabowski  
SOROCO MS/HS  
Principal

● **Campuses Impacted by this Grant Application** ●

**Norwood R-2J - PK-12 School Replacement - Norwood Public Schools - 1958**

<b>District:</b>	Norwood R-2J
<b>School Name:</b>	Norwood Public Schools
<b>Address:</b>	1225 Summit Street
<b>City:</b>	Norwood
<b>Gross Area (SF):</b>	81,300
<b>Number of Buildings:</b>	4
<b>Replacement Value:</b>	\$30,268,112
<b>Condition Budget:</b>	\$18,639,150
<b>Total FCI:</b>	0.62
<b>Adequacy Index:</b>	0.41



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,767,805	\$3,946,742	1.05
Equipment and Furnishings	\$1,477,153	\$1,096,335	0.74
Exterior Enclosure	\$4,853,018	\$1,681,181	0.35
Fire Protection	\$381,782	\$605,951	1.59
HVAC System	\$4,666,553	\$3,856,643	0.83
Interior Construction and Conveyance	\$6,383,236	\$5,058,219	0.79
Plumbing System	\$1,381,165	\$1,299,702	0.94
Site	\$3,632,979	\$1,675,672	0.46
Structure	\$3,724,421	\$5,153	0.00
<b>Overall - Total</b>	<b>\$30,268,112</b>	<b>\$19,225,598</b>	<b>0.64</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Norwood Public Schools Technology	11,000	0.50	1990	\$3,150,431	\$1,696,171
Norwood Public Schools Site	349,941	0.46	1958	\$3,632,979	\$1,675,672
Norwood Public Schools Main	64,000	0.67	1958	\$22,172,656	\$15,318,619
Norwood Public Schools Wrestling/Weight	4,800	0.26	2005	\$900,979	\$292,442
Norwood Public Schools Field Room	1,500	0.55	1999	\$411,067	\$242,694
<b>Overall - Total</b>	<b>431,241</b>	<b>0.62</b>		<b>\$30,268,112</b>	<b>\$19,225,598</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Norwood R-2J

**County:** San Miguel

**Project Title:** PK-12 School Replacement

<b>Current Grant Request:</b>	\$52,290,444.45	<b>CDE Minimum Match %:</b>	53%
<b>Current Applicant Match:</b>	\$8,600,000.00	<b>Actual Match % Provided:</b>	14.12372676%
<b>Current Project Request:</b>	\$60,890,444.45	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$60,890,444.45	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$865.61	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$88.73	<b>Affected Pupils:</b>	193
<b>Hard Costs Per Sq Ft:</b>	\$776.88	<b>Cost Per Pupil:</b>	\$315,495
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	364
<b>Previous BEST Total \$:</b>	\$456,435.00		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	191	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$52,792,979	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963		
<b>PPAV:</b>	\$276,403	<b>Bonded Debt Failed:</b>	\$20,200,000
Statewide PPAV:	\$215,398		
<b>Median Household Income:</b>	\$64,531	<b>Year(s) Bond Failed:</b>	23,24
Statewide Avg:	\$79,577		
<b>Free Reduced Lunch %:</b>	45.3%	<b>Outstanding Bonded Debt:</b>	\$0
Statewide District Avg:	50.51%		
<b>Total Mills \$/Capita:</b>	\$374.55	<b>Total Bond Capacity:</b>	\$10,558,596
Statewide Avg:	\$1,368	Statewide Median:	\$26,607,993
		<b>Bond Capacity Remaining:</b>	\$10,558,596
		Statewide Median:	\$15,364,212

I. Facility Profile

Norwood R-2J (2840) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (2840-SG00001) - - New - Application Number (43)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Norwood Public Schools - 2840-6422 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The school district currently has one 9-acre site with 7 buildings for a combined total of 90,300 square feet. The high school is the oldest building on campus, completed in 1958 with an addition in 1968. The newest buildings are prefab or metal buildings from the late '90s and early 2000s. The site also includes a baseball diamond, football field, playground, as well as an independently operated preschool located in a stand-alone building owned by the district.

The district built its own buildings to the codes of the day. The older buildings do not meet today's expectations of safety, security, health, and technology for the students and staff, while the newer buildings were constructed of inexpensive prefabricated residential or metal building construction. Fiscally necessary to meet the square footage requirements of the time, these buildings were not built as long-lasting structures and have surpassed their 20-year life spans.

High School: is a masonry and steel structure built in 1958 and 1968.

Technology building is a wood framed structure built in 1990. This building is of low-quality construction. This building currently has two uses: district maintenance and space donated to non-profit organizations. The space was originally designed for classroom use but does not meet educational standards to be used as intended.

Fieldhouse locker room is a pre-engineered metal building from 1999. It was built with no plumbing, limiting its function. Though newer, this building is built

of low quality and has little value.

Elementary and Middle School buildings are pre-engineered metal building structures completed in 1998. It's built of inexpensive construction which was necessary to meet the square footage demands of the time with the limited local funding available.

Preschool building is a modular residential structure built in the early 1990s and brought to the site in 2002. This building is of poor-quality construction. This building was originally intended as a staff residence but has since been utilized as 2 school district preschool rooms with the remainder of space leased by a private daycare facility.

Weight room is a metal building from 2005. This building was built of inexpensive construction with minimal insulation to gain the square footage necessary.

The site is 9 acres. It is unclear how the district originally obtained the site, but the site has never had irrigation water rights. The district is borrowing water from the neighboring ranch through a handshake agreement. The parking lot also utilizes the neighbor's property to provide enough space for student and bus parking.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has been maintaining and repairing its buildings to keep them suitable for education since the last major improvements over 25 years ago. In 1998, the district built elementary and middle school buildings. A significant amount of new square footage, the district was required to fund the project within the limited bonding capacity of the school district, resulting in lower construction quality. As evidence, the main capital project that was required in the last three years was for these "new" buildings.

In August 2022 the district completed emergency repairs to the HVAC system for occupancy of the elementary and middle school buildings: Replacement of two boilers that supply heating and domestic hot water. Replacement of existing boiler heat circulators. Replacement of all circulation control valves. Installation of new air conditioning units in all classrooms. Installation of thermostats in all classrooms so teachers can control the temperature in their rooms independently of the rest of the building. The installation of new venting and ducting connections to the existing system where needed. The repair included management control software in order to allow maintenance staff to control and monitor the status of the HVAC system. This scope of work totaled \$872,600

In the fall of 2024, friable asbestos in the HS gymnasium mechanical unit and associated ductwork was discovered. There is no record of how many years it was in this unsafe condition. This unit was immediately shut down, abated and repaired for a total of \$11,000. This work was necessary to continue using the high school in a safe and healthy manner until a major project can be funded.

Within the last 3 years other projects include: A portion of the exterior brick wall has been repaired for a cost of \$8000 . There are 4 other areas that need similar repair. Gutters have been installed on the Tech Building to keep water out of shop classes for \$3500. A small portion of the student drop of area was patched and sealed, self-performed by district maintenance staff, for approximately \$2500 in material plus staff time, in hopes of buying time before full replacement. Please note that the parking lot needs constant repair, requiring significant staff management.

## **G. Historical Capital Outlay Budgeting**



\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Since 2021, Norwood School administration has prioritized investment in the long-term sustainability of its facilities by establishing a Capital Reserve Fund and appropriating money towards the fund.

The district implemented the Capital Reserve fund in 2023 for annual allocation for district-wide facility needs. Currently, this fund has \$100,000. Prior to creating the capital reserve fund, whatever was not spent each year was added to the Maintenance and Repair, District Projects, and Building Repair budgets. The school utilized these budgets line items in the General Fund to pay for emergency repairs. The number of repairs required far exceeds the ability to financially address them and is limited to emergency repairs only.

Current total annual budget: \$6,170,799

Annual Operations and Maintenance budget: \$808,307 (13.1% of Annual Budget)

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Norwood R-2J (2840) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (2840-SG00001) - - New - Application Number (43)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The proposed solution provides new space for metal smithing and carpentry. We currently offer these programs and the new construction would enhance our program greatly.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

**\* B. Has this project previously been applied for and not awarded?**

- Yes
- No

If "yes" what was the stated reason for the non-award?

Insufficient state funds.

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Our Norwood School District facilities are made up of 7 disconnected aging buildings on a constrained site. The major issues are the lack of security and safety for students with unsecure entries and requirement to move between buildings throughout the day; the health issues around constant water infiltration, the presence of friable asbestos, degrading structure failures, and failing utility systems; and the fact that the site is too small to make adequate long-term solutions for the district. New facility issues continue to emerge, complicating our efforts of addressing current concerns and educational needs.

Through an extensive master planning effort and multiple iterations revisiting options, our proposed solution is to replace the entire facility with a new PK-12 building on a new 19-acre site. This solution addresses the security and aging facility concerns of the existing school, and also enables the school to have adequate space for future function and flexibility. The district already owns the new property and has an agreement with the Town of Norwood to take ownership of the existing property and buildings, maintaining existing football fields for the school's continued use, and allowing this grant funding request to focus only on the new facility itself, without costs for land, abatement and demolition, or athletic fields.

Norwood R-2J is a rural school district in western Colorado. The Town of Norwood is primarily agricultural with minimal commercial, oil or gas resources to offset the public tax burden on the community. While our rural setting brings both challenges and opportunities, it demands considerable effort and resources to provide a comprehensive education for a small student population. Currently, Norwood School District serves 193 students. Many resident students leave the district for their education, and although it's difficult to know the exact reason, it's reasonable to assume that the lack of adequate facilities plays a role in this decision.

Our high school students are offered college concurrent opportunities as early as 9th grade and CTE certification programs in nursing and early childhood education starting in 11th grade. Our school district also exceeds state averages on FAFSA participation. We pay for these opportunities for our students, so they have choices when they graduate. We have achieved an "Accredited with Distinction" rating on State testing the past two years. Yet over the past 3 years, we have seen a decline in student performance at all grade levels due to the lack of adequate resources and conditions. Our students and staff are persevering in adverse, unsafe, unhealthy conditions. Just think of the education our talented staff could provide in a building that does more than just limp along.

**Project Description**

**Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Norwood PK-12 campus consists of seven separate aging buildings on a constrained 9-acre site. These facilities exhibit critical deficiencies in security, safety, and health standards that severely impact students, staff, and educational programming. The following outlines the most urgent issues:

### 1) SECURITY DEFICIENCIES:

#### Vulnerable Campus Entry Points:

- Visitors to the campus enter through an unstaffed glass vestibule with direct access to elementary (ES) and middle school (MS) classrooms and with no direct access to school reception or administration. The only administration is in the HS building, leaving the ES & MS buildings monitored by teaching staff.
- 27 exterior doors themselves are concerning, but the aging doors often fail to close securely, creating ongoing vulnerabilities. Twice daily security sweeps routinely find doors propped open or malfunctioning, allowing unauthorized access.
- Inadequate infrastructure that prohibits updated technology to be used for security of the building. Weight room, wrestling room, fields, shop class and tech building don't have security cameras due to asbestos that would be disturbed and therefore needing abatement. Certain parts of the building do not have intercoms because of the asbestos issue. Staff and students can't hear emergency announcements. This is a major safety and security concern. Wi-Fi is not adequate for the building. Service providers can't access information to assist students.

#### Separate Buildings:

- Elementary students must traverse outdoor spaces to access core functions like the cafeteria, gym, nurse's office, special classes, and administration. High School students must walk to separate buildings for Vo/Tech, weights, and locker rooms. These frequent outdoor transitions undermine classroom lockdown protocols and expose students to external threats.
- The preschool building is particularly vulnerable due to its isolated location and lack of administrative oversight. Doors feature residential hardware without lockdown capabilities, and the only emergency egress-a second-floor wooden staircase-is unsafe and unusable.

#### Inadequate Classroom Security:

- HS classroom doors lack functional locks and windows, preventing law enforcement from assessing threats during emergencies. Some doors malfunction, trapping students inside until frames were pried open.
- The school buildings have no interior security doors to restrict public access or provide areas for lock-down. The HS's meandering layout is so disorienting that local police use it for SWAT training, highlighting its unsuitability for supervised learning or crisis response .

#### 2) SAFETY CONCERNS:

##### Lack of emergency egress:

- The caged wheelchair lift in the gymnasium is unsafe and there have been several instances in which users have been stuck mid-lift because of the equipment's unpredictable functionality. The lift is the only way into and out of the gym for those with mobility issues. Both other entrances are stairways.
- HS classroom doors swing into the narrow hallways, creating a daily safety hazard & impeding clear exit path.
- The 2nd floor of the preschool (yes, a 2nd floor with no accessible elevator) has a wooden exterior egress stair that is loose and unsafe. The school does not allow people to use this level for this reason.

##### Electrical Hazards:

- Decades of patchwork repairs have left electrical systems hazardous. Abandoned lines sometimes regain charge, posing a severe fire risk. In the science room, a live wire electrified a heater cabinet, shocking staff members
- An outlet behind storage shelving was found burned out with electrical arc damage. This is in an area of the building with multi-story locker rooms and restrooms located around an old coal chute, referred to as "the death trap" by the fire chief.
- An electrical panel failure in the elementary school hallway recently caused an arcing event, melting a breaker. Outdated electrical panels, wet locations with no GFCI outlets, and open wiring in the ceilings combined with roof leaks all increase the risk of electrical fires.

##### Various Safety Hazards:

- Ice is a persistent problem. It develops on the path to the playground between the ES & HS. It forms on the walkway and on the sloped roof at the HS parking, creating a constant slipping and falling-ice danger for students. Over the years several staff/students have slipped & been bruised or hurt wrists due to icy conditions. One of the emergency exit doors often gets blocked by an ice dam buildup. The walk-in freezer for the kitchen is located outdoors and often freezes shut due to roof water. Ice also builds up around the gas meters, causing an issue with accessing the meters but also creating a concern of damaging the gas piping & meters.
- Site Traffic: There is no separation of parent, student, and bus traffic creating congestion and unsafe walking routes for students. Parents and buses use the same lot in the mornings for drop-off across 3 lanes.
- The preschool staff posted a sign that reads, "Do not use this microwave when raining" due to electrocution hazard, and another on an egress door that reads, "Do not use this door if you cannot close it."
- Poor exterior lighting on the property creates dangerous situations leaving and entering school. We have many evening events that attract our community. The parking lot has no lights, and this creates a security and safety issue.

#### 3) HEALTH DEFICIENCIES:

#### Poor Air Quality:

-The HS mechanical system doesn't provide fresh air, as systems were shut down due to deteriorating asbestos in the ductwork and units. Classrooms depend on small windows or doors propped for ventilation, creating security issues. In cold weather, space heaters from neighboring classrooms are used, but the aging electrical system trips when too many are plugged in. Despite efforts, students still report being cold. Asbestos in the central air system and walls prevent electrical and plumbing restoration. Students have to wear stocking caps, coats and blankets due to the space heaters' inability to keep learning areas warm during cold periods.

-Friable asbestos discovered in the gymnasium mechanical unit and intake ducts this fall prompted the school to shut the unit down. There was no indication how long the system had been in this condition. There was no heating for 2 months of the school year for abatement and repair. Although recently reactivated, the unit no longer draws fresh air, recirculating stale air instead. This compromises indoor air quality and further endangers student health.

-The MS & ES buildings recently received a boiler upgrade, but still there is not enough fresh air reaching the classrooms. Specifically, there is no adequate ventilation in the science room.

-The preschool building also does not have mechanical ventilation, relying on operable windows for fresh air.

-The weight room, the newest building on campus, does not have a fresh air system.

#### Roof Leaks:

-The roof is leaking throughout the HS and has gotten significantly worse with each year. We routinely sets buckets in the main hall during rain to catch roof leaks. Roof repairs have been attempted, but the leaks cannot seem to be stopped. Ceilings in some areas are showing mold growth. The exterior wall in the science classroom has been covered with a new wall to conceal the water infiltration & mold issues. Roof has been "fixed" numerous times, and it still leaks.

#### Water and Sewer Issues:

--We have lead pipes, and a 2023 report from the Colorado Department of Public Health and Environment indicates that 10 fixtures have sample levels above the acceptable limits, with half of them showing levels twice as high as the acceptable standard. These fixtures are labeled as non-potable and are intended for hand washing only.

--Sewer backups, deteriorating toilet pipe collars, and insufficient plumbing venting contribute to persistent odors around the restrooms. To manage the issue on a daily basis, we use odor-masking products, but these only overpower the smell, making the problem worse.

#### Health Service Deficiencies:

-There are no nurse or counselor spaces in the ES/MS buildings. The HS nurse's clinic lacks restroom facilities, making it unsuitable for emergencies or daily care needs.

#### 4) EDUCATIONAL IMPACT:

##### Temperature Extremes and Noise:

-Classrooms are uncomfortably cold in winter, requiring students to wear coats and use blankets. Noise from cabinet heaters disrupts learning, and unreliable temperatures hinder focus and comfort. Many staff add space heaters during cold conditions, which frequently trip breakers and inflate energy costs. The constant use of space heaters does not allow us to utilize new technology to enhance and enrich education within classes because using space heaters and technology plugged into outlets will flip electrical breakers. The space heaters are loud and make it hard to concentrate and have discussions.

- Classrooms in the Spring and Fall are uncomfortably hot. Box fans are used to provide air movement. These are very noisy, making education challenging.
- Despite recent new boiler, A/C, & controls upgrades at Elem & MS, the remainder of the existing system does not provide adequate air volume to rooms, limiting temperature control and fresh air delivery. There are extreme differences in the temperature from room to room.
- The library is heated with space heaters but can only operate a certain number of heaters at a time or breakers get tripped. Students complain about the cold, limiting their use of the space.
- With the HS duct system shut off there is no heat supply to hallways. At night, warm air is blown into common areas using a space heater and fan in the science room.
- The gym has a massive and outdated heating unit hanging from the ceiling, not only is it noisy, but intrudes on the court space & impeding games.
- Outdated infrastructure does not allow us to put in much needed technology. Students have laptops; however, the classrooms are not equipped with proper technology that would enhance and enrich the learning opportunities. Several High School classrooms have projectors and use the old-fashioned carts to bring technology into their classroom. We can't update to smartboards due to asbestos in the walls that would be disturbed with mounting.

Outdated Facilities for Modern Learning:

- HS science labs lack operable gas systems, and many classrooms lack sufficient outlets and data connections for modern instructional technology. There are only 2 outlets per ES classroom. Extension cords are widely used, increasing fire and trip hazards.
- PK classrooms are missing essential features like changing tables, limiting supervision and requiring additional staff to manage transitions.
- Numerous additional educational deficiencies are noted in the master plan.

Accessibility Barriers:

- Providing equal access to all students is a big concern in the current facilities. The district does whatever they can to accommodate students and staff with needs, but the facilities do not provide a good baseline.
- Locker rooms are inaccessible to students with mobility challenges. Boys' locker rooms are located up a set of narrow stairs, while girls' facilities are downstairs. Students with temporary injuries struggle to access these spaces.
- The tech building and preschool's second floors are entirely unusable for students with disabilities, wasting valuable educational space that still requires heating and maintenance.

**CONCLUSION**

Norwood's PK-12 facilities are beyond repair. Decades of underinvestment have culminated in unsafe, inefficient buildings that jeopardize the safety, security, and health of students and staff. Addressing these issues piecemeal is no longer viable due to the extensive presence of asbestos, mold, outdated infrastructure, and prohibitive repair costs. A comprehensive replacement is essential to provide students with a safe, secure, and healthy environment conducive to learning.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Our director of facilities, Frank Golaszewski, has spent many years patching, repairing, and putting buckets under the leaky roofs of our failing facilities. With the amount of work required to maintain the aging building it was understood there were a number of deficiencies. Through intentional investigation and recording, the overwhelming amount became alarming.

Master Planning:

2022, we began our holistic master plan process. With the Neenan Company facilitating, the master planning effort began with detailed investigation of the

facilities by design and construction professionals. This included an on-site, room by room walk by architectural and construction professionals, drone footage of the entire school property providing accurate info on features, & staff interviews recording major safety, security, health, & educational deficiencies. These were documented in Ch. 4 "Facility Assessments." The entire CDE Assessment was reviewed, and additional concerns were identified. A reassessment was requested based on these inconsistencies. In addition, architects interviewed school staff and maintenance personnel for suitability concerns. Evaluation of student population, staff needs, & curriculum requirements were reviewed & recorded in the MP, Ch. 3 "Educational Suitability." Data collected throughout was captured in Ch. 5 "Interpret & Analyze Data."

#### Structural Assessment:

With the possibility of renovating the K-8 school, the district hired Corbel Engineering to evaluate the existing condition of the K-8 building. The assessment is dated 3/5/2022. The facility is a pre-engineered metal building, which has difficulty taking any additional load than the load it was designed for. Notable observations were slab movement and masonry cracking, likely due to improper drainage and saturated subgrade soils. Corbel also reviewed the high school, noting similar and more severe cracking and spalling of exterior walls and building slabs due to improper drainage. It was noted that although no major structural issues were apparent, the building structure would not easily accommodate modification or remodel.

#### Ongoing Maintenance and Observation:

Frank continues to discover and repair issues. The High School has so many new issues that Frank is unable to spend time at the middle and elementary schools. Within the last year, asbestos has been identified in every air handler of the High School. New weaknesses are discovered in the electrical system as the school tries to work around the lack of heat. New leaks have been identified in the elementary and kitchen roofs. The kitchen has also recently lost its heating system. Frank is focused solely on the health hazards so he can provide students with basic utilities like drinking water and heat. It is difficult to even investigate other issues when he is occupied with keeping the walls standing as the water continuously seeps into the High School building.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The project aims to replace the current school facilities, which consist of 7 separate buildings, with a single new PK-12 building located on a 19-acre site already owned by the school district. Over the years, there has been considerable discussion about various options, including renovations, additions, building on a new site, or making use of the existing site. After revisiting these possibilities multiple times, it has become clear that the current site is not suitable for long-term school solutions. The school board has been evaluating the feasibility of reusing the site for decades. A 1995 article reflecting this ongoing debate states that "building or remodeling or adding to the school on this site is like trying to stuff 30 tons of hay into a ten-ton barn."

Since last year's application, the District and Town of Norwood have reached an agreement for the town to purchase the existing school property and buildings, contingent on successfully replacing the current facilities. This agreement removes the need to abate and demolish the existing buildings as part of the BEST grant request, reducing the overall cost by \$11 million.

Other cost-saving measures include retaining outdoor athletics at the current site, eliminating the need for new football and baseball fields, reducing the disturbed area of the new 19-acre site to 4.44 acres, and cutting four classroom spaces by maximizing scheduling efficiency. Additionally, a district maintenance building has been removed from the scope, and prefabricated wall panel systems have been specified to further reduce construction costs.

The proposed building is 72,004 square feet, a 7,800-sf reduction from last year. The plan includes 1 classroom per grade up to 5th grade, 8 subject based



classrooms for MS and HS, Art, music, P.E. and CTE spaces, Multipurpose cafeteria/performance space, kitchen, school and district admin.

The site includes necessary parking and drop off areas, fire access, pre-school and elementary playgrounds, xeriscape landscaping, and required utility extensions to service the site.

There is no work planned at the existing site. The Town of Norwood will take ownership of the land and buildings upon the school's successful completion of new facilities and relocation. A Letter of Intent between the Town and District is included in the supplemental documents. The Town of Norwood will administer abatement and demo of the existing HS building, and adaptive reuse of the elementary and middle school buildings through a Brownfields Program grant, already in progress. The terms and conditions of the LOI include continued access to the existing shop as a "bus barn" facility for the school district, and preservation of the existing football fields for use by the school district.

The budget for the new building is based on the following assumptions about construction type. The structure is proposed as a prefabricated exterior structure, budgeted as precast concrete, with interior structural steel frame on a spread-footing concrete foundation system. The prefabricated structural system is intended to save project duration and on-site crews in this remote area, therefore reducing the overall construction cost. The slab will be a slab on grade and slab on deck to accommodate the two-story classroom wing. The roof will consist of a 60-mil, fully adhered membrane roofing system over R-30 rigid insulation over structural steel, joists, and steel deck with a common area of glulam beams and wood T&G deck. Interior walls will be steel studs and gypsum board. High durability areas such as main hallways and restrooms will have ceramic tile veneer. The fire sprinkler system will include an underground water tank and booster pump to augment local water supply pressure. The project will include a high performing envelope, high efficiency mechanical system, and other sustainable features to meet High Performance Certification requirements. Specifically, because of the scarcity of water in this area and the designation as a Dark Sky Community, the project will focus on water efficiency and reducing light pollution.

The proposed plan is 84% of the size of the existing buildings, approximately 14,800 square feet less than the existing campus. With the official 24-25 enrollment at 193 FTE, the proposed plan shows to be 373 sq ft per student. Since the count, our enrollment has grown to 197. Fluctuations are fairly regular for our district, being close to a resort community. As is typical with rural communities with relatively low enrollment numbers, a small variation in enrollment changes the sq ft per student number greatly. The proposed program is reasonable for a PK-12 school. It is based on 1 classroom per grade and 1 room per subject in HS.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

**DILIGENCE IN EVALUATING OPTIONS:**

The original master plan led to a solution of moving to a new site and replacing all facilities. In the summer of 2024, all options were revisited, and new options were considered, resulting in the same conclusion: renovations of the HS building are not feasible, the current site is too small for a responsible long-term solution, and the solutions on the existing site to build around and utilize the 1998 K-8 buildings are too constraining and costly.

The development of the options included a thorough evaluation of the existing K-8 school. Although the 1998 buildings appears reasonable for continued use on the surface, significant challenges remain: Despite recent upgrades, the HVAC system continues to malfunction; the building's location in a low-lying area results in stormwater infiltration; the "pre-engineered metal building" structure limits opportunity for major modification; persistent acoustic and power issues further limit functionality as an education space and the safety issues of physically separated buildings are not simple to overcome.

Even considering limited improvements to the 1998 building, solutions at the existing site provided neither an efficient nor effective investment.

#### ACCURACY OF SOLUTION:

The master plan identifies the district's programmatic and size requirements, which are less than the current square footage. Through the master planning process, school admin and staff identified operational efficiencies that improve staffing and space utilization. For example: existing high school programs have been consolidated in the proposed program through better scheduling and multi-use room designs. Re-evaluation since the 2023 application has further streamlined curriculum and space needs, enabling the elimination of classrooms.

As a rural district with a low student population, a high square footage per pupil remains a reality, but the proposed plan effectively reduces overall square footage compared to existing facilities while maintaining functionality.

#### DETAILED SITE INFORMATION TO MINIMIZE RISK:

Since the 2024 application, the district has obtained additional site information to enhance the accuracy of the grant application and minimize project risks.

--Goff Engineering, with prior experience on the neighboring property, provided valuable insights into soil conditions and utilities, as well as a thorough review of the Geotechnical report and survey for constructability. Goff also provided a conceptual grading plan to verify viable solutions for stormwater .

-- Fire service capacity: The team attempted to test the town's water system for pressure and flow in the fall of 2024 but the town would not allow flow testing due to concerns that it could collapse their water lines. Without verified data confirming adequate flow and pressure to meet fire protection requirements, and given the town's own concerns about their infrastructure, an on-site storage tank is included in the scope. Norwood Public Works Director, Randy Harris was consulted on this.

-- Clarity on the current water limitations for irrigation, prompted plan updates to reduce the scope of irrigated area.

Additional site-specific data obtained to reduce the risk of cost impacts:

--Supplemental Asbestos Inspection Report by Grande River Environmental.

--Geotechnical Engineering Report by Lambert Engineering.

--Updated Property Plat Survey by San Miguel Engineering.

--Property Survey by Goff Engineering.

--Verified public utility sizes and locations in coordination with the town manager.

--Phase 1 Environmental Study: by SME, confirming no significant site issues.

#### ACCURACY OF COST:

The project team has refined construction cost estimates with enhanced accuracy based on updated site and utility information. The estimate was created with subcontractor quotes of major scopes of work and input from regional subcontractors. Descriptions of the estimate detail & 2nd GC estimate can be found in section T.

### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Extensive facility needs were featured on CBS NEWS4 in 2023. School facility emergency repairs & maintenance are constant & ongoing. In a recent communication, after another weekend repair, our director of facilities, Frank Golaszewski, wrote "Sometimes I just want to fall to my knees & give up. I'm trying sir. This property is exhausting to keep up with at times, but I'll do what I can!" Frank continues to do what he can each working day to keep the facility as safe as possible. The district is prioritizing maintenance at the student occupied spaces. The HS systems are at failure & we're patching systems. Specifically, the HS electrical infrastructure needs to be rebuilt. That system has the highest potential of catastrophic failure. Based on an assessment of occupant danger, age, & potential failure, the following would need to be addressed: replace HS electrical within 1 yr. Provide extensive safety repair or move out of PK building within 1 yr. A safe & adequate exit from the gym with a replacement lift will need to be completed within 1 yr. Security doors & reconfiguration of the main entry hall, to prevent visitors from accessing the building without checking in to administration, to be added within 2 yrs. HS mechanical needs replacement now & has only been delayed due to the hope of securing a grant for long-term solution, but it would need to be replaced in the next 2 yrs. A more permanent fix to site water & ice issues is needed in the next 5 yrs.

What would happen if not awarded?

All resources of the district would likely be used to repair HS electrical infrastructure, shuffling other needs lower on the priority list. The district would likely seek emergency grant funding due to the high cost of replacing electrical infrastructure. Dedicating time & resources to only repair one system in an overall failing building. Chasing ice & water around the building perimeter occupies maintenance staff time, without funding for the project, the district would be forced to make a decision to invest more money into solving the water drainage issues. The HS HVAC systems are nearing complete failure with portions already shut down due to asbestos exposure. At the expense of occupant comfort, the school will continue to provide workarounds for heat & repair/patch the systems if possible. Security issues at the campus do not have a straightforward "repair" & will need to be addressed by increasing staff monitoring further diverting funding. The list of deficiencies is extensive. 12,000 characters were not enough! These issues will continue to be "not-as-high-of-priority" as the major issues of keeping the kids safe and doors open. Fixing the major issues would still not address the security issue of separate buildings on the campus, not address the meandering/convoluted building layout, not address educational deficiencies, & not address the ADA issues. This is a difficult place to pass a bond with no major commercial contribution to the bond. The increase goes to residents & ranchers who are already having difficulty making ends meet as evidenced in our recent failed 2024 bond. Without a grant the school will fix what it can, but likely not request a bond for major repairs. It would be difficult to convince the community to spend money on aging buildings that will likely need to be replaced in a short time. We are reapplying because the needs are not changing, they are becoming more critical.

Let's be clear our request is not a want; it is a need. Our district has tried over the past 25 years to be extremely judicious with our requests to the state as we know budgeting is always a challenge. But this is our 3rd year asking for necessary support. We can no longer stave off the safety & health risk our facilities present to our community and student body. We are on the verge of serious consequences if we do not act immediately. We implore you to seriously consider our request for a school replacement considering our circumstances

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Norwood School District has updated their finance system within the last year with guidance and review from the CDE finance department, establishing a capital improvement fund.

Starting in 2023, the school now has a solid foundation for future maintenance issues utilizing the capital reserve fund. The school is committed to a contribution of at least 1.5% annually to the capital reserve and it is in the District's best interest to place a larger amount in our capital reserves.

The District currently employs 4 full-time maintenance staff responsible for custodial and maintenance work at the school and believe this will be sufficient to maintain the replacement square footage. The District will maintain its current annual maintenance and operations amount. We will create a new maintenance schedule for the building: The plan will pull timelines from the manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost. We will also train our staff and use operations manuals to address needs.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Norwood School and the Town of Norwood have collaborated, developed, and signed a "Letter of Intent-LOI." (attached) Upon receiving all necessary funds for the proposed project, the Town will purchase the school property. According to the LOI the Town of Norwood is responsible for the maintenance of or abatement and demolition of facilities, leveraging a Brownfields Program grant. The existing high school facility will be abated and demolished. The terms and conditions of the LOI include continued access to the existing shop as a "bus barn" facility for the school district, and preservation of the existing football fields for use by the school district. There have been multiple meetings and discussions on partnerships for the current facilities and 9 acres. The school, the town government, and the County Recreation Department all see opportunities for the town and the community benefit the existing school site can provide. All parties are working together to provide that opportunity.

III. Detailed Project Cost Summary

**Norwood R-2J (2840) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (2840-SG00001) - - New - Application Number (43)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

53.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

14.123726764

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	60,890,444.45
D. Applicant Match to this Project	\$	8,600,000.00
E. Requested BEST Grant Amount	\$	52,290,444.45
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	60,890,444.45

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input checked="" type="checkbox"/> 2025 Bond Election Held	Bond - Include Year	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input checked="" type="checkbox"/> Financing The school district is seeking donations from local non profit organizations.
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$ 865.61 Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

364


4 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

01/05/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/26/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The overall cost estimate was prepared by the design/builder, Neenan Archistruction (Master Planner), using input from experienced subcontractors & vendors familiar with rural construction. The following subcontractors provided estimates:

- Existing conditions and demolition - Williams Construction of Norwood
- Sitework and Utilities - LeFever
- Precast - Wells Concrete
- Concrete - Hard Rock & Onufrak Concrete
- Steel - Metal Solutions
- Framing and drywall - Spacecon
- Roofing - Top Line Roofing
- Flooring - Front Range Flooring
- Mech - Comfort Air
- Plumb - Roseberry Plumbing



- Elec - Nice Electric
- Fire Protection - Kobobel

The compiled data was benchmarked against actual costs from recent, regional, school construction projects. Neenan & regional subcontractors have up-to-date costs from the recently completed Dolores RE-2J BEST ES. The owner's rep & subcontractors involved in the recently completed West End BEST PK-12 & familiar with the region's challenges provided additional validation. "Soft costs" were developed & reviewed by Artaic, an owner's representative working on regional projects.

Artaic secured an additional GC construction estimate from FCI Constructors and analyzed variances between the two estimates. Based on risk assessments of various scopes of work and assumptions derived from available info, costs were adjusted but largely remained in line with Neenan's estimate.

Given our location, a rural town on the western slope, far from major commercial centers, the costs may appear high. This estimate accounts for challenges unique to rural, mountain region construction, including:

- Shortage of local, qualified subcontractors
- Travel & housing expenses for workers, compounded by Norwood's lack of housing
- Increased logistics cost due to the distance from urban centers for product delivery & general supplies
- Short building season & increased risk of weather conditions & site access during winter

This application reflects over \$12M cost-savings from last year's application due to more detailed information & making adjustments described in the "solution" section.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The school district has plans to secure the services of an owner's representative to assist the district in managing a successful project. The owner's representative will be responsible for overseeing the project budget, contracting, construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The Norwood School District Board of Education will maintain ultimate oversight of the project. To ensure transparency and efficient communication, upon approval of the grant, the board will create an executive committee which will include two school board members, the school principals, the maintenance director, the district finance director, the district superintendent, and the owner's representative for the project. Regular updates to the community and school board will occur through the executive committee or public events scheduled by the executive committee.

The district superintendent of schools will be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

When awarded, we will use a competitive process for the following aspects of the project: owner's representative, design-build partner, consultants, and subcontractors. We will work with Meg Donaldson to ensure the CDE requirements are fulfilled.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district is planning to contribute \$108,000 in remaining funds from a 1998 bond, \$500,000 of existing district investments, and a \$500,000 loan to be secured prior to the 2025 bond.

The district is asking Non Profit Organizations in our area for donations.

The school has already obtained the new 19 acres of land without assistance from BEST. With the master planning effort and results, the school realized that no matter the specific solution, they needed more land. In the summer of 2022, the school purchased land from the Town of Norwood. The school district purchased the land out of their own general fund, 19 acres at \$11,000 per acre for a total of \$209,000, as a commitment to the need of this project.

As mentioned in other sections, the Town of Norwood and the school district entered into an LOI for transfer of ownership of the existing school property, that removes the cost of abatement and demolition of existing school buildings from the district's responsibility and significantly lowers the overall project cost of school replacement.

The school district and Town of Norwood have been in conversation about jointly pursuing a GOCO grant for future athletic fields at the new site. The town is already in the process of master planning and community alignment various open spaces throughout the community. The town began the application process for a GOCO grant in September of '24. The current scope of our project is not contingent on the GOCO grant scope of work.

The Rural Homes Project has developed affordable housing near the new school property. There is mutual benefit between the school and the new housing development which will help gain support for the bond effort of the project. The district has purchased an employee house from the development, which has enabled the district to successfully recruit a highly qualified science teacher. The district had been without an in-house science teacher prior to this hire.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Norwood School District total annual costs for 23-24 FY= \$131,859

Electrical: \$55,090

Gas: \$37,134

Water/Sewer: \$8,944

Trash: \$13,725

Phone Service \$16,966

The project is anticipated to bring significant cost savings to electric and gas use and is anticipated to reduce water use in the school. With a new, highly insulated building envelope and new HVAC system, the school will see significant reductions to energy bills anticipated at \$1/ sq ft for a total annual cost of \$80,000. Furthermore, new plumbing fixtures and smart sensors, and efficient irrigation systems should decrease water use by 15 - 25%.



**District or BOCES Name:** Norwood R-2J

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

A reduction in the matching contribution would significantly enhance the educational opportunities for the students of Norwood School District because the realistic bond amount the community will vote for is around \$8M. We already know that \$10.6M is not feasible based on the non-passing bond try in November 2024. During our failed bond attempt, the community was outspoken-stating a bond for much more than \$8M would be too difficult for the community to support. The BEST grant award and the bond's passing would provide our students and staff with a safe, healthy school they desperately need. As our Facility Director has said..."I will keep the ship afloat as long as possible, but the water is coming in faster than I can plug the holes." Our district has made great strides relative to student achievement in the past 3 years despite our failing and often unsafe spaces. Moving into an educational facility not constrained by so many distractions to staff, district resources and time will only improve these outcomes and help the school become a genuinely high-performing school. Secondly, with the completion of this project, we will be better able to use our annual allocations. Our district is now spending money repairing failing systems. By removing old, outdated buildings and consolidating them into an energy-efficient structure, we will save the district in utility expenses and, more specifically, heating costs that continue to increase. The savings would then be added to teaching and instruction as well as reserves to maintain our new facility.

The limitation of our air control systems was a response to our newest AHERA report that raised concerns about asbestos exposure throughout the secondary school. We had additional inspections done and we concluded that asbestos throughout the entire building's walls, attic, and crawl spaces should not be disturbed. Due to the facility's age, we also have limited fresh air systems, including few windows and fresh air intakes.

Due to needing to shut down the forces air systems above ceilings in our secondary building due to these health concerns, we purchased mobile AC units for our classrooms. The installations of these AC units required our facilities manager to cut into the bottom of the window frames in 4 classrooms for venting purposes. These necessary cuts have further exposed our students to increased safety risks from the outside. The San Miguel County Sheriff's Office approved the small increased risk but noted that they were a risk. Space heaters are used in classrooms to provide warmth to our students and staff.

Our staff works hard to overcome these obstacles. Still, are increased absenteeism rates by staff and students, likely partly caused by this lack of clean air circulation, have significantly decreased our effectiveness in the classroom. As we all know, student attendance is one of the highest contributing factors to school success in education.

(3000 characters max)

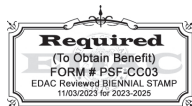
2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

The Norwood Public Schools applied for the BEST Grant in 2023 and received a runner-up result. Although we were pleased with our first attempt, our needs have become more dire. In 1997, the Norwood Public School District asked voters to approve a 25 year bond for \$3,695,000. At this time, this bond was for a new Elementary and Middle School with an attached multi-purpose room. The cost to the district voters was \$153.60 per \$100K of property valuation. Currently, we asked voters to approve \$101.71 per \$100K of property valuation. We have proven to be good stewards of taxpayer dollars, so we needed to look at the 2024 Bond results to better understand the communities' concerns.

Our district is divided between San Miguel and Montrose Counties. Although Montrose County only accounts for 26% of our voting public, they traditionally have a larger voter turnout. The predominately construction and ranching community to the west end of Montrose County indicated that adding \$368 per \$100K of assessed valuation was extremely burdensome based on the 4% decrease in population and the volatility of the Agroecconomics, the construction industry stagnation in the area, and annual water availability of the area. Several ranchers were extremely concerned with the increased valuations of their agricultural land and the severe drought that has plagued the southwest in recent years.

Our local business owners have told the district that they would need to close their businesses if asked to pay \$368-\$4,000 in additional taxes. Many businesses are essential to the area, such as 2 restaurants, 1 grocery store, 2 mechanic shops, and a variety of very small businesses. These businesses are necessary for the general commerce of our small community. We acknowledge that many small communities are struggling during these challenging financial times. However, our severa-hour distance form a metropolitian area increases all operational costs for businesses.

(3000 characters max)



*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	276,403	6.07%	10% max
Median Household Income	64,531	8.57%	25% max
Free and Reduced Lunch %	45.3%	15.31%	25% max
Bond Elections in the last 10 years	2	-4%	-2% per/max -10
Total Mills \$/Capita	374.55	18.539%	20% max
Remaining Bond Capacity	\$10,558,596	8.20%	20% max
	<b>Total CDE Minimum Match</b>	<b>53%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

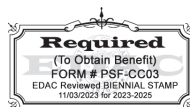
Norwood acknowledges the above calculations are accurate. However, the complex makeup of our district as it relates to our location in San Miguel County and blends with Montrose County needs to show the complete picture of our community. The region's economic stagnation aligned with the increased living costs, primarily assessed evaluations, has created the perfect storm for our community.

Here are our voter results.

Montrose County - Yes-129 No-176, Total Registered voters-363  
 San Miguel County - Yes-384 No-435, Total Registered Voters-1057  
 Right at 77% turn out.

This is the best and most accurate information, gathered from a community survey, on why the voters are against the bond in three key areas. First, Norwood also had a Bond to help the Fire District. Many voters had to choose between the School Bond and the Fire Bond because passing both would raise their taxes too much. The Fire District did pass their bond. Second, the Norwood Community did not want their taxes raised at all and voted against both bonds. Third, community members felt they did not have enough information. We held a half dozen meetings to discuss the bond and the needs of our school; however only a small handful of citizens attended these meetings. In a survey, we found the community split as to stay and rebuild on our current site or move to the 19 acre site that the district has purchased.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

The Board of Education and the school administration have worked diligently to create partnerships with the local community. Specifically, the Town of Norwood and the school are working on long-term arrangements for the current school property and combining resources to gather GOCO and DOLA funding. The board of county commissioners has also committed resources to help the district with fees and construction.

Before our BEST application in 2023, our district struggled with long-term planning. However, the new Capital Improvement line in our budget and the School Board's commitment to contributing to this fund annually as part General Fund for repairs. Over the past six months, we have needed to spend \$95,010 on repairs. The failing of the yearly budgeting process will improve our ability to maintain our facilities on a planned and regular basis. The district will contribute \$650,000 from our General Fund to help with our grant match.

Due to the significantly deteriorating buildings, our district must be very cautious when taking funds from our general budget. The increased and imminent risks of catastrophic building issues will need to come from our building issues that have limited our ability to provide a more significant match to our BEST. The anticipated costs to maintain the facility are in the hundreds of thousands.

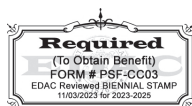
As we move forward, the district is committed to our local contractors and businesses. The district intends to collaborate with non-profits to ask for monitary contributions.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	53%
Match Percentage Requested	14.1237267%
Amount of requested reduction from CDE Minimum	38.8762733

Is a Statutory Limit Waiver also being submitted?  Y  N





District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C. R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

- A. Applicant required minimum match for this project based on CDE’s minimum listed percent (Line items A \* C from grant application cost summary) \$ 53%
- B. School District’s certified FY2023/24 Assessed Value \$52,775,000
- C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%): \$10,555,000
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total available bonded indebtedness (Line C-D). \$10,555,000
- F.
- G. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):**
- H. (This should equal line E, unless additional matching funds are voluntarily offered) \$10,555,000

School District: **Norwood Public School District R2J**  
Project: **Pk-12 Building**  
Date: **1/15/2024**

Signed by Interim Superintendent: 

Printed Name: **Todd Bissell**

Signed by School Board Officer: **Nichol Bray**

Printed Name:   
Title: **President Norwood School Board**



January 29, 2025

Mr. Todd Bissell, Superintendent  
Norwood Public Schools  
1225 W. Summit Ave  
Norwood Colorado 81423

Dear Mr. Bissell:

On behalf of the Telluride Foundation, I am writing to express our whole-hearted support for Norwood Public School's BEST grant application. The Foundation is a 501(c)(3) community foundation with the mission of enriching the quality of life of the residents, visitors and workforce of the region, which includes Norwood. We believe that building a new school is critical for the future of Norwood, as it directly impacts the health, economic vitality, educational equity of the community.

First and foremost, the health and safety of our community members -- especially our children -- depend on having a learning environment free from asbestos, lead pipes, and mold; no child should have to learn in a space that compromises their well-being.

Additionally, Norwood's long-term economic success is tied to having a thriving, high-quality school. A modern, well-equipped learning environment is essential to attracting families and business to the area, ensuring that Norwood remains a desirable place to live and work.

Equally important is the issue of educational equity. Currently, more than 50 Norwood students commute to other towns in search of better educational opportunities. Meanwhile, our neighboring communities, such as Nucla and Telluride have invested in state-of-the-art facilities. Our students deserve the same opportunities as their peers, and a new school will help level the playing field.

Finally, constructing a new school creates opportunities for broader community development. The Town of Norwood's interest in purchasing and repurposing the old school campus could provide much-needed community space, further strengthening Norwood's infrastructure and social fabric. We commend the Town's commitment to this project and its essential role in ensuring the old school campus benefits the community.

Our foundation has a deep-rooted commitment to the success of Norwood. Our past investments include workforce housing, the public library, early childhood education, parks and trails, and vital community services such as the food pantry and the medical clinic. We see a

new school -- and the BEST grant -- as a transformational investment in Norwood's future, laying the foundation for a thriving and sustainable community.

We strongly urge the BEST Committee's support of Norwood Public School's BEST grant application. Thank you for your time and consideration.

Sincerely yours,

Jason Corzine, President & CEO

cc: Town of Norwood



Cleave Simpson  
Minority Whip  
State Senate  
Senate District 6  
Colorado State Capitol  
200 E. Colfax Ave, room 346  
Denver, CO 80203  
cleave.simpson.senate@coleg.gov  
Office: 303.866.4875



## COLORADO STATE SENATE

Committees:  
Ranking Member,  
Agriculture and Natural Resources  
Ranking Member,  
Transportation and Energy  
Member,  
Finance  
Capital Development  
Legislative Council



**Lone Cone Library**  
1455 S. Pinon Street • P.O. Box 127  
Norwood, CO 81423  
Phone: 970-327-4833 • Fax: 970-327-4129  
Website: [www.loneconelibrary.org](http://www.loneconelibrary.org)

September 17, 2024

Dear Norwood Public School Board and Superintendent Bissell,

We are writing to express our keen interest in establishing a collaborative partnership between the Lone Cone Library District and the Norwood Public Schools. As the school district explores the possibility of a new school mere feet from the Lone Cone Library, we fully support the new construction for the long-term benefit of our youth and community. Such a partnership would significantly benefit our organizations and our community.

The Lone Cone Library District is committed to providing exceptional library services to the residents of our community. We offer a wide range of resources, programs, and services designed to support lifelong learning, foster creativity, and promote civic engagement.

The Norwood Public Schools share our commitment to education and community involvement. We recognize the vital role that libraries play in supporting student achievement and inspiring a love of learning.

We envision a partnership that would involve:

- **Shared library services:** Providing library cards to students and staff, allowing for easy access to our collections and resources.
- **Collaborative programming:** Developing and implementing joint programs and events that promote literacy, critical thinking, and digital citizenship.
- **Teacher training:** Offering professional development opportunities for teachers to enhance their use of library resources and services.
- **Volunteer opportunities:** Providing opportunities for students to volunteer at the library and gain valuable experience.

We believe that this partnership would be mutually beneficial to both organizations. By working together, we can provide even greater opportunities for learning, growth, and community engagement.

Thank you for your time and consideration. We would be delighted to discuss this proposal further and explore the possibilities of a successful partnership.

Sincerely,  
  
Todd Bittner, Director, Lone Cone Library District

Norwood Public School Board  
Superintendent Bissell

I applaud the efforts of the Norwood community to improve the learning conditions and outcomes for students in the Norwood school district. It's a difficult time to ask constituents to contribute more to educational facilities, but the demands on school districts will just continue to grow. Please know that if the community comes together in support of the bond proposal and if I still have the honor of representing you at the Capitol, I will be championing your efforts to secure the bulk of the funding for these improvements through the Colorado Building Excellent Schools Today (BEST) program. There are numerous examples of how rural communities have come together and with assistance from the BEST grant program have transformed their learning environments. I can say from experience, growing up and living in the San Luis Valley, what impact the local school has on the vibrancy of our rural communities. These rural schools are the foundation and the fabric of what makes living in rural Colorado so special. It would be an honor to help you all achieve similar results for your community, good luck with the proposal.

Sincerely,



Cleave Simpson  
Colorado State Senator District 06



**● Campuses Impacted by this Grant Application ●**

**Weld RE-4 - Windsor MS Renovation and Addition - Windsor MS - 1918**

<b>District:</b>	Weld RE-4
<b>School Name:</b>	Windsor MS
<b>Address:</b>	900 Main Street
<b>City:</b>	Windsor
<b>Gross Area (SF):</b>	123,900
<b>Number of Buildings:</b>	5
<b>Replacement Value:</b>	\$43,835,160
<b>Condition Budget:</b>	\$23,876,192
<b>Total FCI:</b>	0.54
<b>Adequacy Index:</b>	0.13



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,812,755	\$3,909,066	0.50
Equipment and Furnishings	\$1,541,358	\$987,065	0.64
Exterior Enclosure	\$4,149,549	\$2,491,819	0.60
Fire Protection	\$765,128	\$557,644	0.73
HVAC System	\$9,769,167	\$9,001,040	0.92
Interior Construction and Conveyance	\$7,900,386	\$3,315,452	0.42
Plumbing System	\$2,324,285	\$1,761,467	0.76
Site	\$2,625,827	\$2,080,868	0.79
Special Construction	\$693,530	\$192,041	0.28
Structure	\$6,253,176	\$137,377	0.02
<b>Overall - Total</b>	<b>\$43,835,160</b>	<b>\$24,433,839</b>	<b>0.56</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Windsor MS Site	1,116,000	0.79	1918	\$2,625,827	\$2,080,868
Windsor MS Mod 2	1,600	0.23	2006	\$323,040	\$75,042
Windsor MS Main	117,500	0.53	1949	\$39,983,151	\$21,821,270
Windsor MS Mod 4	1,600	0.92	2000	\$323,040	\$296,880
Windsor MS Mod 1	1,600	0.33	2006	\$257,062	\$84,737
Windsor MS Mod 3	1,600	0.23	2006	\$323,040	\$75,042
<b>Overall - Total</b>	<b>1,239,900</b>	<b>0.54</b>		<b>\$43,835,160</b>	<b>\$24,433,839</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Weld RE-4

**County:** Weld

**Project Title:** Windsor MS Renovation and Addition

<b>Current Grant Request:</b>	\$10,416,226.30	<b>CDE Minimum Match %:</b>	59%
<b>Current Applicant Match:</b>	\$14,989,203.70	<b>Actual Match % Provided:</b>	59%
<b>Current Project Request:</b>	\$25,405,430.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$25,405,430.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$202.03	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$36.42	<b>Affected Pupils:</b>	785
<b>Hard Costs Per Sq Ft:</b>	\$165.62	<b>Cost Per Pupil:</b>	\$32,364
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	160
<b>Previous BEST Total \$:</b>	\$0.00		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	8,733	<b>Bonded Debt Approved:</b>	\$375,800,000
<b>Assessed Valuation:</b>	\$1,920,561,490	<b>Year(s) Bond Approved:</b>	16,22
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	\$179,000,000
<b>PPAV:</b>	\$219,765	<b>Year(s) Bond Failed:</b>	21
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$373,060,000
<b>Median Household Income:</b>	\$114,256	<b>Total Bond Capacity:</b>	\$384,112,298
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	24.3%	<b>Bond Capacity Remaining:</b>	\$11,052,298
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,877.99		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

**Weld RE-4 (3100) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Windsor MS Renovation and Addition (3100-SG00001) - - New - Application Number (37)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Windsor Middle School - 3100-9670

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Windsor Middle School (WMS) Security Upgrade & Classroom Replacement project encompasses a one-to-one replacement of contiguous classroom space lost to the 2009 decommissioning of 30,000 square feet of the core building. This project does not create additional capacity, but is intended to maintain the school's capacity in a contiguous and safe learning environment.

The WMS campus, originally built in 1918, is comprised of a patchwork of additions completed between 1949 and 1997, with the oldest portion of the building more than 100 years old, and the newest portion being almost 30 years old (Huckabee, 2024).

The oldest portion of the building - approximately 30,000 square feet - was decommissioned in 2009, eliminating eight classrooms due to overwhelming challenges. These challenges include a lack of accessibility, presence of asbestos and low air quality, roof leaks, and failing mechanical systems. The modular buildings were acquired and placed in 2009 as a temporary solution, but have endured as the district has lacked funds to complete a classroom replacement.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The original portion of the WMS building was completed in 1918. Additions were built in 1949, 1965, 1983, and 1997 to accommodate student population growth and to modernize the building (Huckabee, 2024). The 1997 project included the last major update to the campus' roofing and mechanical systems, with the exception of the replacement of heating boilers in 2011 (IMEG, 2024).

The most recent improvements were implemented as a result of the passage of the 2016 Bond, and were largely aesthetic in nature. This included the replacement of the building's carpet in the corridors and updates to interior paint and finishes, repurposing storage areas on the lower level to extend classroom space, and a safety reconfiguration of the front office entrance that was severely limited by the existing structure.

While there have not been any major capital improvements made to the campus in nearly a decade, Weld RE-4 staff have actively endeavored to extend the useful lifespan of the structure and its mechanical, electrical, and plumbing (MEP) components through a rigorous preventative maintenance program. Maintenance challenges are exacerbated by the roof's 27 sections - a patchwork that varies in age, condition, and type (Front Range Roofing Systems, 2021).

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Weld RE-4 School District is one of the least funded districts in the entire state of Colorado (Colorado Department of Education, 2025). Despite this minimal base funding for Per Pupil Revenue, the district allocates \$367 per student toward insurance and Capital Reserve. After insurance premiums, the Capital Reserve for 2025 was approximately \$400,000. Additionally, one-time savings and one-time revenue sources are typically transferred from the General Fund to the Capital Reserve account. In 2025, \$500,000 was allocated to the Capital Reserve from the General Fund. The district also budgets \$150,000 in the General Fund each year for unexpected facility repair needs. This means that for the 2025 fiscal year, the district's Capital Reserve equates to roughly \$900,000 plus \$150,000 in General Funds that may be allocated to capital improvements across the district.

In 2021, the district failed to pass a bond that would have included funds to address many of the issues facing the WMS campus. When prepping for the 2022 Bond campaign, the Weld RE-4 Bond Steering Committee proposed a new bond package that retained these funds. However, the Board of Education directed staff to reduce the proposed funds from this category to satisfy feedback from the community for a desire to reduce taxpayer impact and likelihood of overall bond measure support.

Weld RE-4 voters ultimately passed a bond in 2022 that addresses a number of issues deemed urgent by the community, the Bond Steering Committee, and the Board of Education. These 2022 Bond projects include the addition of two new elementary schools, a new middle school, a middle school classroom addition, a high school classroom addition and CTE Center, upgraded safety and security systems throughout the district, and a number of repair and replacement projects for several of the district's roofs and mechanical systems. A program contingency fund made possible through project cost savings, premium, and interest has allowed the district to address even more critical issues facing various schools across the district, including partial funding for the proposal outlined in this grant request. The district intends to use BEST Grant funds to provide a more comprehensive solution that will adequately address the significant health and safety needs of an aging campus.

Additionally, the school district has restructured its maintenance budget to refine its preventative maintenance (PM) program to be more effective. In 2022, the Weld RE-4 School District hired two in-house HVAC technicians, and added roof training for maintenance technicians to focus on prevention and repair of core infrastructure. The Office of Operations recently implemented a regular PM cycle based on industry standards to implement a more proactive approach to maintaining the district's assets, such as regular filter replacements, re-coating gym floors, repaving parking lots, etc.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Weld RE-4 (3100) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Windsor MS Renovation and Addition (3100-SG00001) - - New - Application Number (37)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?



Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Windsor Middle School (WMS) is a building rich in local history and community connection. Having served students since 1918, the building has undergone a multitude of expansions over the years. This has resulted in a patchwork of aging infrastructure facing a variety of issues that pose significant health and safety risks to students and staff, as well as creates financial burdens the district cannot support without BEST Grant funding.

In summary, the WMS Security Upgrade & Classroom Replacement project is a direct replacement of classroom space lost to the 2009 decommissioning of 30,000 square feet of the core building. This project looks to comprehensively accomplish the following (Huckabee, 2025):

- Demolishing the four 20-year-old+ modulars and an existing 30,000-square-foot decommissioned portion of the building
- Replacing the modular classrooms with approximately 12,000 square feet of contiguous classroom space
- Creating a secure entrance vestibule with an additional 640 square feet
- In all, renovating 86,750 square feet of the existing building with a focus on addressing HVAC, roof, fire suppression, and security failures

This project does not create additional student capacity, but is intended to maintain the school's current capacity in a contiguous and safe learning environment.

The Weld RE-4 School District has undertaken extensive exploration and planning to identify and prioritize WMS' most urgent needs. Evaluations from a variety of industry experts have identified the extent of the deficiencies, including:

- The location of the four eastern modular classrooms near SH 392, one of the busiest and highest-accident roadways in Windsor.
- Aging modulars that have exceeded their 20-year recommended lifespan and suffer from constant roof leaks, poor air quality, and rundown HVAC systems.
- A 30,000-square-foot closed portion of the building that contains asbestos, is inaccessible, and is decaying, among other concerns.
- Limited site capacity due to the closed portion that hinders the ability to reconfigure the campus to address contiguous learning spaces, front entrance security, and traffic flow safety.
- Failing mechanical and roofing systems that cause constant water damage and air quality concerns.
- Lack of fire suppression system coverage in the majority of instructional spaces.

A community-driven process, including input from committees consisting of community members, staff, and students; public feedback events; and Board of Education collaboration has further refined the project to align district and public priorities.

The district is at a pressing juncture for addressing the needs of its oldest campus, which must be resolved within the next year. Awarding the district with BEST Grant funding will enable a comprehensive solution for the most critical facility needs of the deteriorating Windsor Middle campus - creating a safe, secure, contiguous, and efficient environment that supports student learning for years to com

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

This proposed project will mitigate a number of tier-1 deficiencies currently impacting WMS as identified by third-party entities and referenced on the 2019 FCI assessment. If awarded, BEST Grant funds would be used to:

- Replace the modular classrooms with approximately 12,000 square feet of contiguous classroom space
- Address roofing and mechanical systems that are more than 20 years old and an incomplete fire suppression system
- Demolish a closed portion of the building that is decaying
- Remove four modular building that are far beyond their life expectancy and are located near the most hazardous roadway / intersection in Windsor
- Reconfigure the front entrance that does not meet modern safety standards and creates dangerously congested traffic patterns

With the 2022 Bond, the district thoughtfully changed course from its Master Plan. As recommended by a community steering committee and affirmed by the Board of Education, the district chose to build a new middle school - Ridgeline Middle - to address the district's growth. This new construction is in addition to keeping WMS operational, rather than replacing it as the plan outlined, in order to address the capacity issue completely, rather than move it to a new site.

To this end, this project is not intended to provide additional classroom capacity, but rather to replace the eight existing modular classrooms that resulted

from the closing of the oldest portion of the building in 2009. However, in doing so, many deficiencies will also have to be addressed as a result.

- MECHANICAL -

WMS' existing rooftop mechanical units were originally installed in 1998, and do not meet modern energy conservation or ventilation standards, greatly impacting the building's energy efficiency and indoor air quality (Ballard, 2025). Also contributing to energy efficiency inadequacies, as well as security concerns, are windows that are well beyond their life expectancy and require frequent maintenance. According to a 2024 Facility Condition Report, "The windows in the campus appear to be original to the date each building was constructed. With that said, the newest windows are more than 20 years old and showing signs of failure," (Huckabee, 2024). Not only this, but the window caulking and glazing have also tested positive for presence of asbestos (Anser, 2024).

- ROOFING -

Similarly, the roof is in a "state of significant disrepair, posing numerous challenges and risks to the building, occupants, and staff," (FRW Consult, 2025). The roof is made of 27-sections of varying ages, all beyond 20 years old. The age and deterioration of the roof has led to significant water penetration, resulting in damage to flooring, ceilings, walls, and a compromised insulation system. These leaks also pose serious safety and health risks with the potential for more water damage, mold growth, structural instability, and falling debris.

The extent of this damage, as well as the maintenance team's attempts to provide temporary fixes, are documented in the 97-tickets logged by staff to address leaks in the WMS roof in just the last three years (Weld RE-4 School District, 2025a).

- FIRE SUPPRESSION -

The fire suppression system of the building is inadequate. Only 30% of the campus contains fire sprinklers, posing serious concerns regarding fire risk. These sprinklers were installed in the portion of the building touched by the 2016 Bond, including locker rooms and classroom space renovated on the lower level in order to meet code. A significant portion of WMS' instructional spaces remain unprotected by a fire suppression system.

- SECURITY -

In 2016, the front entrance of the school was renovated to include a controlled door access point. However, this renovation was extremely limited due to the space constraints of the existing structure. Without the funds to properly extend the entrance to provide a secure vestibule, students and staff are at an increased risk of forced entry. Front office staff are not able to make full visual contact with visitors before granting them access to the school. The door access controls experience frequent malfunctions, and are, therefore, unreliable, not only for day-to-day operations, but also during emergency response protocol scenarios. And most alarmingly, students must enter and exit through the main entrance to travel between the main building and the four eastern modular buildings adjacent to SH 392. Because of this, "During every class change transition, a train of students hold the front secure doors open as needed to allow them to continue to their next class. Therefore, the front entrance doors are open throughout the day rendering the security of the entrance ineffective," (Huckabee, 2024).

- TRAFFIC FLOW & SAFETY -

The current parking lot configuration also raises concerns relating to emergency responder access, as traffic is bottlenecked with little-to-no room for vehicles to maneuver outside of a single-file line during high-traffic periods, such as drop off, pick up, and emergency scenarios. Due to the school's adjacency to a state highway, the influx of cars at drop off and pick up and the limitations of the schools traffic flow patterns result in significant challenges

of entry and exit on SH 392.

One of the district's highest-priority concerns relates to the safety risk that the location of the modular buildings creates. The four eastern buildings were originally installed in the late 1990s and early 2000s when traffic on SH 392 was considerably less. According to a study conducted by the Town of Windsor, total crashes and the crash rate increased 42% between 2013 and 2017 (Town of Windsor, 2020).

Public perception is that the segment of SH 392 on which WMS resides is particularly dangerous. A survey conducted by the Town of Windsor revealed that the area around WMS garnered more "I don't feel safe walking here" responses from residents than any other location (Town of Windsor, 2020). Additionally, results from the 2024 Safe Routes to Schools survey showed that of the 223 WMS parents who responded, 191 (86%) cited "speed along the route," "amount of traffic along the route," and/or "safety of intersections" as an issue that affects their decision to allow their child to actively commute to and from school (Town of Windsor, 2024).

This is not just the public's perception, however, as the Town of Windsor found that, "The highest current traffic volumes on Windsor's roadway network (excluding I-25 and US 34) are found on SH 392, with weekday volumes from 20,000 to 30,000 vehicles per day (VPD) between I-25 and SH 257 / WCR 17, and 14,000 to 18,000 between WCR 17 and WCR 19 through downtown" (Town of Windsor, 2017). According to the Town of Windsor Transportation Master Plan, the intersection at which the school is near - 7th and SH 392 - is reported as resulting in the Town's second-highest crash rate for motor vehicles, bicycles, and pedestrians (Town of Windsor, 2020).

#### - MODULAR CLASSROOMS -

These statistics portray the increasing danger the growing traffic on SH 392 poses to students outside of the building. Unfortunately, the current campus layout forces students to exit the building and walk to classes in the exterior modulares. These modulares were placed on the East side of the main building along State Highway (SH) 392; a move which, at the time, was intended to stretch funding by utilizing access to existing plumbing and electrical infrastructure. However, this location has created safety concerns as traffic on SH 392 has significantly increased since 2009.

Exacerbating the issue is a lack of fencing around the two front modulares. This creates a potential scenario in which an unaccompanied student may stray onto the congested street, or that a vehicular accident may put nearby pedestrian students in harm's way, regardless of the fencing measures in place.

#### - CLOSED PORTION & SITE CONFIGURATION -

The location of the decommissioned structure prevents any reconfiguration of the space, primarily any realignment of classroom space lost by closing of this portion of the building or a reconfiguration of the parking lot to address concerns relating to emergency responder access.

This has created significant vehicle and pedestrian safety concerns, as traffic is bottlenecked with little-to-no room for vehicles to maneuver outside of a single-file line during high-traffic periods, such as drop-off, pick-up, and emergency scenarios.

With traffic on SH 392 rising, its proximity to the modulares poses an ever-growing threat to student safety. According to the Town of Windsor Transportation Master Plan, the intersection near the school - 7th and SH 392 - is recorded as the Town's second-highest crash rate location for motor vehicles, bicycles, and pedestrians (Town of Windsor, 2020). This poses potential safety and security threats to students who must travel outside of the main building to access the modulares close to a high-traffic, high-crash road, as demonstrated by Huckabee's student traffic diagram (Huckabee, 2025).

With student safety risk increasing in recent years, and with modulares originally manufactured in the early 1990s and 2000s beyond their 20-year life expectancy, it is time that the Weld RE-4 School District demolish the closed building and construct an attached portion of the building to allow for students to learn in a single, safe, and secure environment.

- CONCLUSION -

The four modular buildings were installed in the 1990s through the early 2000s, placing them well beyond their 20-year life expectancy. These buildings now face roof leaks and degrading, inefficient mechanical systems. As with the main building, these modulares require constant maintenance, and now present threats to the health and safety of their occupants, including water damage and air quality issues. While the 2022 Bond funds have allowed the district to address growing enrollment by building an additional, new middle school, these funds will not address the potential hazards of the 20th-century modulares located near the most hazardous roadway and intersection in Windsor.

These modular buildings are not the only structures that must be removed. In 2009, the Board of Education closed a 30,000-square-foot portion of the campus. This area faced significant challenges, including lack of accessibility, failing mechanical systems, a deteriorating roof, water leaking through the subsurface walls and onto the floors below grade, air quality issues, and presence of asbestos. While the building is closed to occupants, it continues to experience mechanical and electrical hazards, mold growth, structural damage, and roof collapses. It endangers maintenance staff who must periodically enter the structure. It creates a fire hazard, and will eventually become structurally unsound and endanger the remaining structure and its occupants. The allure of an abandoned building also creates the risk of criminal activity and further damages.

Restoration of the building is estimated to range from \$19 to \$21 million, while removal of the structure is estimated to cost \$850,000. Because the building is a risk to student and staff safety, and because it creates unusable space in a location required to replace the modular buildings with an attached, secure classroom location, this structure must be demolished and removed.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In 2016, the Board of Education directed staff to complete a master plan and facility assessment of the general condition of the existing schools and support facilities within the district. This work was updated in 2021 and 2024 to focus on the middle and elementary level schools. A Vision Committee and a Design Advisory Committee collaborated with a planning consultant and district leadership to identify and prioritize capital improvement needs.

In 2019, DLR compiled structural, electrical, and mechanical assessments of the closed portion of the building to identify the scope of that structure's needs. This report concluded that renovating the space to make it usable once again would require a significant investment that would exceed logic and fiscal responsibility (DLR, 2019).

As help tickets reporting roof leaks became more rampant in recent years (Weld RE-4 School District, 2025a), a roofing specialist was employed to inspect the school's roof. This assessment indicated sections of various ages, all well beyond their 20-year life expectancy and showing signs of failure, or failing entirely (Front Range Roofing Systems, 2021).

When compiling data from these reports, combined with district maintenance staff's ongoing need to make patchwork repairs to old equipment and structures, it became clear to leadership, as well as the Bond Steering Committee and Board of Education, that WMS faced severe failures in its roofing and mechanical systems.

Within the last three-years, the district passed a bond and hired a Director of Safety & Security, both actions which provided the opportunity to reassess and develop a new standard for secure front entrances. The front entrances for the three schools constructed as part of the 2022 Bond create a vestibule that separates front office staff and visitors. This provides front office staff with a direct visual of visitors before granting them access, while still offering the protection of a transparent barrier, similar to that of a bank teller. Given modern day threats of violence and forced entry of public schools, this new secure vestibule standard offers significantly greater security for both staff and students.

The implementation of this new standard highlighted gaps for other campuses, including WMS, in which visitors ring a buzzer around a blind corner from the front office, and enter the front office directly via a narrow hallway.

The addition of the Director of Safety & Security position also allowed the district to identify other security risks, particularly the concern regarding student travel between the main entrance, thus rendering it unlocked a significant portion of the school day, and the eastern modulars located next to a busy state highway.

In preparation for implementing the roofing and mechanical upgrades funded by the 2022 Bond, the district engaged experts in a variety of construction trades to conduct an array of assessments. Their findings revealed many other critical concerns, and created a comprehensive portrayal of the scope of the WMS campus' needs. These reports are discussed in greater detail in section G of the Solution.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The Windsor Middle School Security Upgrade & Classroom Replacement project offers solutions to the tier-1 deficiencies facing the campus. An investment by the BEST grant would further the commitments from the Weld RE-4 School District and its community to complete a comprehensive solution that will ensure the health, safety, and security of the learning environment of WMS students and staff for years to come.

This comprehensive solution would provide critical safety infrastructure, improvements to energy efficiency on the exterior and interior of the building, and abatement to ensure the health of students and staff. BEST Grant funds would be used to:

- Replace the modular classrooms with approximately 12,000 square feet of contiguous classroom space
- Remove four modular building that are far beyond their life expectancy and are located near the most hazardous roadway / intersection in Windsor
- Address roofing and mechanical systems that are more than 20 years old and an incomplete fire suppression system
- Demolish a closed portion of the building that is decaying
- Reconfigure the front entrance that does not meet modern safety standards and creates dangerously congested traffic patterns

With the 2022 Bond, the district thoughtfully changed course from its Master Plan. After careful consideration, the Board of Education affirmed the district's community-driven steering committee's recommendation to build a new middle school - Ridgeline Middle - to address the district's growth. WMS will also remain operational, rather than replacing it as the Master Plan outlined, in order to address the capacity issue completely, rather than open a new school already above its intended capacity.

**-MODULAR CLASSROOM REPLACEMENTS & REMOVAL -**

This project is not intended to provide additional classroom capacity, but rather to replace the eight existing modular classrooms that resulted from the closing of the oldest portion of the building in 2009. This would provide 12,000 square feet of contiguous classroom space, and eliminate safety and security concerns for these students. A contiguous, secure learning environment is a key component of this project. Not only will a classroom replacement exponentially improve the safety of students and staff by bringing the classroom space back into the main building and away from the most hazardous intersection in Windsor, it will also improve health through air quality, and energy efficiency by replacing aging modular buildings and an unusable, closed portion of the building.

**- ROOFING & MECHANICAL SYSTEMS -**

Spanning the entire facility will be a new roofing system. Currently each of the roof's 27 sections vary in terms of quality, material, and age, with all of the sections being more than 20 years old. Not only would the new roofing system provide energy efficiency, it would also provide adequate drainage, eliminate costly repairs, and protect the health and safety of the students and staff within the building who are currently battling constant water damage in the learning environment.

New mechanical equipment will be installed, replacing systems from 1997. Coupled with new windows and a roof, the solution will result in significant energy efficiencies and savings, as well as improved air quality (The Ballard Group, 2025). With careful abatement of known asbestos in the windows, the risk to student health will be significantly diminished throughout the building.

The proposed solution will ensure WMS meets modern fire codes. Fire suppression sprinklers will be installed in the portion of the building without sprinklers, approximately 70% of the core building. The majority of instructional spaces do not contain sprinklers, increasing the risk of disaster in the school's mission-critical areas.

**- CLOSED PORTION DEMOLITION -**

The demolition of the closed portion of the building is an important component of this project's solution. Its removal would provide the necessary space for the contiguous classroom replacement, reconfiguration of the front entrance, and traffic flow improvements. Asbestos has also been identified in the closed portion (Anser, 2024). Proper abatement during the demolition process would enhance the health and safety of the campus.

**- FRONT ENTRANCE RECONFIGURATION -**

A reconfiguration of the front entrance and implementation of a secure vestibule will bring the school's main entrance up to the district's modern school safety standards, providing a controlled entrance that is reliable, properly works, and meets the needs of daily operations, as well as emergency response protocols. These improvements would provide enhanced protection of staff and decrease the risk of forced entry.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The Weld RE-4 School District has engaged in extensive exploration, planning, and community input to arrive at the proposed solution for addressing WMS' critical needs. The district has engaged architectural, engineering, and construction experts to assess the campus' facility conditions to determine critical needs, current structural failures, and safety hazards, ensuring the proposed solution is the most efficient and effective use of state and local resources.



To identify the needs of the campus and to determine the most effective course of action, a variety of detailed assessments and expert analysis have been compiled:

- Huckabee Architects (2024) completed a facility condition report confirming that WMS' existing structure presents significant safety concerns.
- IMEG (2024) and The Ballard Group (2025) evaluated the MEP systems, noting that the building's outdated equipment and ventilation systems do not meet current energy efficiency or indoor air quality standards.
- FRW Consult (2025) and Front Range Roofing Systems (2021) inspected the roof, which consists of 27 sections, all beyond their life expectancy, contributing to ongoing leaks and water damage.
- DLR was consulted to determine the requirements for re-opening the closed portion of the building. This report compiled a structural assessment from JVA, Inc., a mechanical assessment from The Ballard Group, and an electrical assessment from RJ McNutt (2019).
- Anser Advisory (2024) conducted an asbestos survey, finding the window caulking and glazing to contain asbestos.
- ABM Electrical Power Services (2024) performed a load study, confirming that the existing electrical infrastructure can support the power requirements of the proposed new mechanical units.

In addition to these building assessments, Weld RE-4 has evaluated a number of reports and surveys conducted by the Town of Windsor identifying growing traffic congestion and accident risks on SH 392, validating concerns about student safety around the modular buildings, including the 2020 Town of Windsor Transportation Master Plan, and the Safe Routes to Schools Survey (Town of Windsor, 2024).

These assessments provided a data-driven foundation for prioritizing necessary upgrades while ensuring cost-effective solutions. The district has also actively sought community input to assist in refining the project scope. This process included the formation of the 2022 Bond Steering Committee, 2022 Bond Oversight Committee, and WMS project committee tasked with ensuring the proposed solution aligns with community expectations.

The district explored multiple solutions before arriving at the current proposal. In 2019, DLR was consulted to determine the viability of renovating and re-opening the closed portion of the building. This solution would have brought the structure up to code, make the space safe for occupancy, and would have brought the classroom spaces currently located in the modulares next to a busy street inside the main building once again. DLR found that, "Unfortunately, it is our opinion that investing in the 1920's building does not represent an optimal solution for an expansion to the existing Windsor Middle School," (DLR, 2019).

The district's proposed solution, which would only be made possible if awarded BEST Grant funding, offers a balanced, cost-effective approach that demolishes the closed, hazardous portion of the building; replaces the deteriorating and unsafely located modular classrooms with a secure, attached learning space; reconfigures the front entrance to include a secure vestibule and improve traffic flow; and upgrades the severely inadequate fire suppression system, roofing, windows, and HVAC for improved safety, security, and energy efficiency.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

As the oldest of all Weld RE-4 School District campuses, Windsor Middle School is a facility with the most pressing and immediate improvement needs in the district. These urgent needs must be resolved within the next year in order to prevent costly failures of the facility or significant impact to student and staff safety.



The roof of Windsor Middle is of significant concern. FRW Consultants states, "The urgency of this reroofing project cannot be overstated. The existing roof's deteriorated condition poses significant risks to the building, its occupants, and the school district's finances" (FRW Consult, 2025).

In 2021, Front Range Roofing Systems conducted an inspection of the WMS roof (excluding the closed portion of the building), dividing the roof into 10 sections graded on a scale of A (new or like-new condition) to F (roof has failed). All but one section were graded as beginning to show age-related deficiencies, with one 11,000-square-foot section failing entirely. Most concerning, leak locations were found in 166,320 of the total 264,669 square feet (63%) that were inspected.

Repair costs to the district in the last five years were estimated at nearly \$100,000. However, despite this effort, the condition of the roof has only continued to degrade since the last formal inspection was conducted in 2021.

The mechanical systems were last updated in 1997. With an estimated lifespan of 15 to 20 years, these systems are well beyond their expected life cycle. While the school district endeavors to limp these systems along, they continue to have a significant financial impact through maintenance issues and energy inefficiencies.

The modular classrooms are at an evaluatory juncture of either replacement or significant renovation. The four eastern modulars at WMS range in age from 20 to 30 years, and the estimated lifespan is 20. They require constant repairs that exceed expected maintenance. Additionally, with the increasing traffic and safety concerns of SH 392, the ideal solution will be to move the students within a contiguous learning environment, equipped with modern safety standards.

Each day, the closed portion of the building continues to deteriorate. District maintenance staff have noted on inspection reports the presence of materials containing asbestos, active water leaks, mold / fungi, and a rapidly disintegrating structural integrity. The derelict property provides ripe opportunity for crime and illicit activities. The location of the structure prevents any reconfiguration of the space, primarily any realignment of classroom space lost by the closing of this portion of the structure.

The Weld RE-4 School District community approved \$5.3 million of funds from the 2022 Bond to extend the building's useful life through replacements of the roof, roof-top units, and water heaters. In 2024, the community-driven Bond Oversight Committee committed an additional \$10 million of program contingency funds to aid in these critical projects.

While these community investments will help address some of the most significant challenges - mechanical and roofing systems - they do not provide the funds necessary to address the critical safety issues identified at the school's entrance, traffic flow, and the detached classrooms that force students to travel near the busiest intersection in Windsor. Without addressing the project in its entirety, a significant gap in the health and safety of students is left glaringly unaddressed, worsening with the passage of time.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Weld RE-4 School District strives to be worthy of taxpayer and public investment through proper stewardship of the funds. This includes proper and proactive maintenance throughout the lifespan of a facility to ensure maximization of systems and resources.

In alignment with the district's PM plan, the district services its campuses through two main funding sources: 1) Capital Reserve and 2) Annual Maintenance Budget. The district contributes a portion of its annual budget towards the Capital Reserve account to provide adequate funds to address capital needs as determined by a Capital Reserve Committee. The Capital Reserve Committee reviews the capital needs throughout the district and prioritizes them based on safety, security, and educational impact. The district currently allocates \$367 per pupil annually to the Capital Reserve and Insurance funds. After insurance expenses, approximately \$400,000 was dedicated in total to the Capital Reserve.

Funds are also assigned to the Maintenance Department in alignment with the district's PM plan. For the 2024 - 2025 school year, \$1,026,408 was allocated to the department to complete its PM program. These budget funds also support staff training, tools, and resources.

In 2022, the district invested in two, full-time HVAC technicians. These individuals focus on PM in the district's mechanical and roofing systems. This has allowed the district to increase filter changes from an annual process to quarterly, as well as begin an annual coil cleaning process for HVAC / mechanical units. Additionally, the preventative efforts for the mechanical systems and timely in-house repairs has reduced mechanical breakages and reduced third-party service calls by 60%. Most importantly, the preventative work has increased the air quality of the building, energy efficiencies of the systems, and further extended the already-exceeded-lifespan of the mechanical units.

The following are intended warranties for the project's major building systems and new construction:

Replacement Classroom Construction: Two-year contractor warranty and manufacturer component warranties

Roofing Replacement: 30-year warranty

Equipment-specific Warranties

These warranties will be documented in all purchase agreements and contracts.

Once the project scope is finalized based on funding investments, the district's facility records and the building's PM plan will be updated to service its unique needs. At a minimum, this plan includes recommended PM, tests / inspections of all core systems, tests of all safety and fire systems, and refresh, repair, and replacement plans (i.e., painting, paving, roofing, etc.).

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Weld RE-4 (3100) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Windsor MS Renovation and Addition (3100-SG00001) - - New - Application Number (37)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

59.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

59

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	25,405,430.00
D. Applicant Match to this Project	\$	14,989,203.70
E. Requested BEST Grant Amount	\$	10,416,226.30
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	25,405,430.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe)	Within Bond 2022, we allocated \$5,346,000 towards the replacement of roof and mechanical systems at WMS. Our Bond Oversight Committee has committed another \$10,000,000 towards this project from interest, premium and project savings from Bond 2022.		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$ 202.03 Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

160


5 % \* **O. Escalation % identified in your project budget**

2.5 % \* **P. Construction Contingency % identified in your project budget**

0 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

12/31/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district employed a team of experts to provide accurate project estimates including:

- Mechanical assessments IMEG (2024) and The Ballard Group (2019 and 2025)
- Roof assessments FRW Consult (2025) and Front Range Roofing (2021)
- Structural investigation JVA (DLR, 2019)
- Architectural assessment Huckabee Architects (2025)
- Architectural assessment of the closed portion of the building DLR (2019)
- Electrical metering and investigation ABM Electrical Power Services (2024)
- Asbestos testing Anser (2024)
- AHERA inspections Anser (2022)

The consultants conducted project walks and investigations to understand the scope of the project and define the project costs. The district engaged

Huckabee Architects to complete preliminary and conceptual designs in alignment with a community-driven process, which incorporated feedback from students, staff, and the larger community.

Having worked with the district on two 2022 Bond projects and because of their extensive K-12 education experience, Adolfson & Peterson Construction was selected as CMCG. A&P worked in partnership with Huckabee Architects and specialty consultants to provide conservative estimates, which will be further defined throughout the design process.

Conservative estimating and cost saving measures (Adolfson & Peterson, 2025) were employed prior to arriving at the final cost submissions. The metal roof sections will not be replaced and instead will employ a protective coating to extend their useful life. The remaining roof replacement sections, as well as the mechanical systems, were bid according to BEST Grant guidelines. Work on these critical areas will commence in summer 2025. Permitting and fees are also conservatively estimated. In addition to the 25% fee reduction from the Town of Windsor, the district is optimistic that we can further reduce impact fees throughout the process.

The contingencies estimated on this project are consistent with the other projects in the 2022 Bond, which have returned dollars to the program. Should an overrun occur, the Bond Oversight Committee would be asked to contribute through the program contingency fund.

WMS has many unique and atypical considerations, which affect the project costs. The oldest portion of the building dates to 1918, with six subsequent major renovations. As a result of the building's evolution over time and limited renovation funds, the campus and its systems range in age and standards.

Asbestos-containing materials have been identified in windows and walls throughout the facility, as well as throughout the closed portion of the building. The project team has extensive experience managing projects of this size, scope, and unique considerations. This is reflected in the thorough assessment documentation included in this submission, the conservative estimates, and the thoughtful planning.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Weld RE-4 School District Chief Operating Officer Michael McCullar will oversee the project. His role on the project will include:

- Owner's representative
- Oversight of the project plan and timeline
- Oversight of the project budget
- Management of grant funds
- Stakeholder liaison

McCullar has worked for almost two decades in school maintenance, operations, and construction. An experienced school operations professional with a demonstrated history of working in various operational areas within K - 12 educational systems, McCullar is skilled in program management, planning, process development, data analysis, and leadership development.

With the Weld RE-4 School District, McCullar is the sole manager of the 2022 Bond program, which includes three new construction projects, three expansion / addition projects, and more than 30 repair and replacement projects. McCullar's management scope includes program and project management, as well as

stewardship of \$271 million in face-value bond funds and \$36 million in premium and interest.

Prior to the Weld RE-4 School District, McCullar spent nearly 13 years with the Comal Independent School District in various roles, focused primarily in construction and facility operations. Comal Independent School District is one of the largest school districts in the state of Texas, serving approximately 30,000 students across 32 campuses. While at Comal, McCullar oversaw the construction of nine campuses and 87 major facility projects with a total construction value exceeding \$600 million.

Under his purview at both Comal Independent School District and the Weld RE-4 School District, McCullar developed and managed a long-term replacement plan for facility infrastructure. McCullar crafted a system-wide strategic and long-range planning system for new facilities and campus reinvestment projects for Comal Independent School District, which spans 589 square miles.

In addition to his operational and facility management background, McCullar has direct, hands-on experience in construction that totals more than three years.

McCullar holds a bachelor's degree from Texas A&M University and a Master of Business Administration from Texas State University. He is a Certified Six Sigma Green Belt.

By owning the project oversight component, McCullar will save the project upwards of \$600,000. This is just one, of many examples, of the value and expertise McCullar brings to the project, ensuring that it stays on time and on budget.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

As required by Weld RE4 District Policy DJE, the purchasing manager utilized competitive processes in order to contract with design and construction services. On February 3, 2023, the district issued Request for Qualifications 23-01 for six weeks to solicit statements of qualifications from professional design firms in order to obtain design services for Bond 2022 projects.

Approximately 40 firms varying in professional disciplines responded to the solicitation posted on Rocky Mountain BidNet. Firms were narrowed down to disciplines and then compared to project scopes to determine the best qualified firm for the services for each project. Huckabee Architects was chosen for this project due to their extensive portfolio in rehabilitating older buildings.

In order to obtain CM / CG services from a General Contractor, the district issued RFP 25-02 to obtain proposals from qualified construction firms. The solicitation was posted on Rocky Mountain BidNet for 14 days in August and resulted in 17 responses from various-sized firms. Once all submissions were received, the Board of Education voted to accept the qualified group into a pool that could be used to select CM / CG firms from. Once a project scope is identified, the appropriate sized firms are ranked against each other in order to find the most qualified GC at the best value to the district.

## Other funding options



**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The Weld RE-4 School District is fortunate to have committed, invested, and supportive community partners that have worked hand-in-hand with the district to contribute directly or indirectly to the project.

Support for needed repairs and replacements at Windsor Middle began through a recommendation by the community-driven 2022 Bond Steering Committee. After thoughtfully reviewing the district's entire needs, the committee recommended inclusion of \$5.3 million on the 2022 Bond measure to dedicate to replacements of the roof, roof-top units, and water heaters. The 2022 Bond measure was supported by the larger community in November 2022.

Program contingency funds were opened to consideration of additional projects by the Bond Oversight Committee. Comprised of 17 community members of various backgrounds, the committee unanimously committed an additional investment of \$10 million in program contingency funds towards the wide-ranging needs of the school.

A Windsor Middle project-specific community committee was formed in fall 2024 to steward the particular investment of those funds. The group worked to understand the building, capture student and staff needs, and provide input on modernization, honoring the building's history and modernizing it for the next generation of students. The project scope included in this request is the direct result of the efforts of this committee, and confirmed with Board approval in December 2024.

The fulfillment of the project vision will impact the greater Windsor community in many ways. This is supported by various municipal agencies, as evidenced by the letters of support from Chief of Windsor Severance Fire Rescue, the Town of Windsor Chief of Police, and Town of Windsor Town Manager. Additionally, the Town of Windsor has reduced its permit and impact fee collections by 25% to lessen the project's administrative costs.

Weld RE-4 School District staff are actively working to identify other grant opportunities. The Weld RE-4 Education Foundation - an independent, non-profit organization that works to benefit the district - has indicated a preliminary commitment to pursuing a Weld Trust grant request on the district's behalf.

Throughout the development of this project, thoughtful cost saving measures were employed. A few examples of these efforts include: repair of the metal roof and utilization of in-house talent for project management / owner's representative services. The metal roof sections, for example, will not be replaced and instead will employ a protective coating to extend their useful life, resulting in an estimated cost reduction of \$642,500. Due to his experience, Chief Operating Officer Michael McCullar will manage the project, as well as act as the owner's representative. Moving this service in house will save the project upwards of \$600,000.

While the Weld RE-4 School District has a supportive community and is working to leverage any funding opportunity available, the BEST grant is a key component

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this**

**project?**

Anecdotal evidence suggests that by replacing air handling units from 1997 and replacing them with code compliant, technologically advanced units will provide for long term electric utility savings. On average, the District spends \$134,740/ year on electricity. Even modest estimates of 15-20% savings due to technological advances in equipment and refrigerants would save the district between \$20,000 and \$30,000 annually. In addition, upgrades to roof insulation and glazing replacements will ultimately increase the R values of those systems and contribute to the overall savings of the new mechanical units. A further energy modeling study would be needed to validate and project these estimates.



February 10, 2025

Dear BEST Grant Selection Committee,

I write to you to express my strong support for selecting the Windsor Middle School project as a recipient of BEST Grant funds.

The Town of Windsor is very proud of its relationship and many partnerships with the Weld RE-4 School District. Windsor residents are proud of our excellent schools, support our children and value safety throughout the community. We could use your help to ensure that the District is able to address some of the longstanding health and safety concerns at the Windsor Middle School campus.

If this project is selected, its fulfillment will also affect the overall betterment of the Town of Windsor. We regularly receive feedback from our constituents on the following issues that will be addressed by this project:

- Given its proximity to the main East-West traffic arterial through the center of our town (SH 392), the school's limited traffic flow configuration causes entry and exit challenges onto the highway. At drop off and pick up, SH 392 becomes gridlocked, causing safety issues for vehicular traffic, as well as access for emergency services.
- As noted in our Transportation Master Plan analysis, SH 392 is one of our most dangerous roadways. The lack of physical barriers between the school's four eastern modulars and the roadway leaves students vulnerable to becoming casualties of vehicular accidents.
- Windsor Middle School has not undergone significant renovation since 1997. In those nearly 30 years, the Town of Windsor has undergone drastic changes in our building codes. This project would help bring the school up to our current health and safety standards, in addition to alignment with exterior facade expectations for our SH 392 corridor.

I fully support the Weld RE-4 School District in applying for this grant, and I strongly urge you in selecting the Windsor Middle project as a recipient of BEST Grant funds. The school district, and this project, is a worthy investment that will pay dividends in improving the health and safety of our students' learning environment, as well as our entire community.

Sincerely,

Shane Hale  
Town Manager

301 Walnut Street  
Windsor, CO 80550

Office: 970-674-2400  
Fax: 970-674-2456

[www.windsorgov.com](http://www.windsorgov.com)



February 10, 2025

Dear BEST Grant Selection Committee,

I would like to express my strong support and convey a sense of urgency for selecting the Windsor Middle School project as a recipient of BEST Grant funds.

The Town of Windsor Police Department and Weld RE-4 School District have a longstanding partnership in our community. It is a testament to the leadership of our organizations for ensuring the safety of our community, particularly the children, through various joint efforts.

There are many safety concerns with the aging Windsor Middle School campus, among them:

- The current parking lot configuration bottlenecks during high-traffic periods (i.e., drop off and pick up). Vehicles are limited to single-file lines, hindering emergency service providers' potential access.
- Due to the school's adjacency to SH 392, the influx of cars at drop off and pick up, and the limitations of the school's traffic flow patterns result in significant entry and exit challenges. This main thoroughfare often comes to a complete standstill during peak travel times.
- Modular buildings' location and unfettered access to SH 392 leaves students vulnerable to pedestrian-vehicle accidents or injuries as the result of vehicle-on-vehicle incidents. Students also enter and exit the main building multiple times each day from the modular sites, causing security vulnerabilities.
- The front entry configuration places the school at an increased risk of forced entry. Front office staff are not able to make full visual contact with visitors before granting them access to the school. Additionally, the door access controls are reported to be unreliable with many malfunctions.

I cannot emphasize enough the safety concerns of the school's location next to SH 392. It is one of our busiest and most dangerous roadways. The 7th Street and SH 392 intersection — a mere block away — is one of the highest crash rate locations for motor vehicles, bicycles, and pedestrians.

I fully support the Weld RE-4 School District in applying for this grant. This grant will provide our students and staff with a safe and secure learning environment, which will only have positive ripple effects on the safety of our community as a whole.

Sincerely,

Stephen M. Garrison  
Chief of Police



## WINDSOR SEVERANCE FIRE RESCUE

100 N. 7<sup>th</sup> Street • Windsor • Colorado • 80550  
970-686-2626



6 February 2025

To whom it may concern

I am writing to express my strong support for the proposal to install fire sprinklers throughout the Windsor Middle School campus upon being awarded this grant. As a concerned member of the community, a Fire Chief and an advocate for the safety of our students and staff, I believe that this essential improvement will significantly enhance the overall safety of the school environment.

The safety of students, faculty, and staff must always be our top priority. Fire sprinklers are one of the most effective fire protection systems available, and their installation would dramatically reduce the risk of injury or property damage in the event of a fire. It is well-documented that sprinklers not only help contain fires quickly but also provide additional time for safe evacuation. In addition, the presence of fire sprinklers would also be in compliance with modern fire safety codes and regulations, further ensuring that Windsor Middle School remains a safe place for learning.

In a school setting where children and educators are together for long periods, it is critical that every possible measure be taken to safeguard against potential hazards. By installing fire sprinklers, we are not only addressing the immediate threat of fire but also demonstrating our commitment to proactive, preventive measures that protect our community.

I strongly urge the school district to prioritize the installation of fire sprinklers across the Windsor Middle School campus and by receiving this grant that will be possible. Thank you for your attention to this matter, and I look forward to the continued safety and well-being of our students and staff.

Sincerely,

Fire Chief Chris Angermuller  
Windsor Severance Fire Rescue  
100 N 7<sup>th</sup> St  
Windsor CO 80550  
[cangermuller@wsfr.us](mailto:cangermuller@wsfr.us)  
970.686.2626 ext 108

**● Campuses Impacted by this Grant Application ●**

**School District 27J - Multiple ES Roof Replacement - West Ridge ES - 2007**

<b>District:</b>	School District 27J
<b>School Name:</b>	West Ridge ES
<b>Address:</b>	13102 Monaco Street
<b>City:</b>	Thornton
<b>Gross Area (SF):</b>	67,831
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$25,009,253
<b>Condition Budget:</b>	\$6,874,996
<b>Total FCI:</b>	0.27
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,633,024	\$2,286,591	0.63
Equipment and Furnishings	\$599,611	\$69,141	0.12
Exterior Enclosure	\$2,862,038	\$866,267	0.30
Fire Protection	\$799,991	\$15,928	0.02
HVAC System	\$4,467,142	\$565,495	0.13
Interior Construction and Conveyance	\$4,440,246	\$2,539,412	0.57
Plumbing System	\$1,019,396	\$56,697	0.06
Site	\$2,566,955	\$415,217	0.16
Special Construction	\$673,105	\$0	0.00
Structure	\$3,947,744	\$60,244	0.02
<b>Overall - Total</b>	<b>\$25,009,253</b>	<b>\$6,874,992</b>	<b>0.27</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
West Ridge ES Site	445,389	0.16	2007	\$2,566,955	\$415,217
West Ridge ES Mod 2	4,040	0.36	2010	\$996,952	\$356,657
West Ridge ES Main	61,631	0.28	2007	\$20,944,391	\$5,882,682
West Ridge ES Mod 1	2,160	0.44	2009	\$500,955	\$220,436
<b>Overall - Total</b>	<b>513,220</b>	<b>0.27</b>		<b>\$25,009,253</b>	<b>\$6,874,992</b>

● **Campuses Impacted by this Grant Application** ●

**School District 27J - Multiple ES Roof Replacement - Pennock ES - 2003**

<b>District:</b>	School District 27J
<b>School Name:</b>	Pennock ES
<b>Address:</b>	3707 Estrella Street
<b>City:</b>	Brighton
<b>Gross Area (SF):</b>	68,111
<b>Number of Buildings:</b>	4
<b>Replacement Value:</b>	\$25,075,999
<b>Condition Budget:</b>	\$9,898,878
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,035,957	\$1,276,079	0.32
Equipment and Furnishings	\$654,924	\$802,302	1.23
Exterior Enclosure	\$2,824,975	\$1,000,783	0.35
Fire Protection	\$800,006	\$15,928	0.02
HVAC System	\$4,035,281	\$2,464,008	0.61
Interior Construction and Conveyance	\$4,536,110	\$2,762,761	0.61
Plumbing System	\$1,009,675	\$45,344	0.04
Site	\$2,542,367	\$1,461,728	0.57
Special Construction	\$673,105	\$0	0.00
Structure	\$3,963,600	\$69,939	0.02
<b>Overall - Total</b>	<b>\$25,075,999</b>	<b>\$9,898,872</b>	<b>0.39</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pennock ES Main	61,631	0.37	2003	\$21,056,355	\$7,868,803
Pennock ES Mod 1	2,160	0.38	2004	\$492,426	\$189,447
Pennock ES Mod 3	2,160	0.38	2005	\$492,426	\$189,447
Pennock ES Site	333,978	0.57	2003	\$2,542,367	\$1,461,728
Pennock ES Mod 2	2,160	0.38	2004	\$492,426	\$189,447
<b>Overall - Total</b>	<b>402,089</b>	<b>0.39</b>		<b>\$25,075,999</b>	<b>\$9,898,872</b>



# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** School District 27J

**County:** Adams

**Project Title:** Multiple ES Roof Replacement

<b>Current Grant Request:</b>	\$589,074.32	<b>CDE Minimum Match %:</b>	58%
<b>Current Applicant Match:</b>	\$883,611.47	<b>Actual Match % Provided:</b>	60%
<b>Current Project Request:</b>	\$1,472,685.79	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$1,472,685.79	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$15.68	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.50	<b>Affected Pupils:</b>	1,282
<b>Hard Costs Per Sq Ft:</b>	\$15.17	<b>Cost Per Pupil:</b>	\$1,149
<b>Previous BEST Grant(s):</b>	4	<b>Gross Sq Ft Per Pupil:</b>	73
<b>Previous BEST Total \$:</b>	\$1,813,895.42		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	21,627	<b>Bonded Debt Approved:</b>	\$763,000,000
<b>Assessed Valuation:</b>	\$3,491,646,580	<b>Year(s) Bond Approved:</b>	15,21
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$148,476	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$552,745,000
<b>Median Household Income:</b>	\$125,823	<b>Total Bond Capacity:</b>	\$698,329,316
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	49.6%	<b>Bond Capacity Remaining:</b>	\$145,584,316
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,559.25		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

School District 27J (0040) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple ES Roof Replacement (0040-SG00001) - - New - Application Number (30)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

West Ridge Elementary - 0040-9426

\* Facility Name & Code

Mary E Pennock Elementary School - 0040-5615

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*



## Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

\*

## Facility Condition

\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

West Ridge Elementary was constructed new in 2007, Pennock Elementary was constructed new in 2002

\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.

West Ridge Elementary

- Door Lock upgrades
- Secure Vestibule Renovation
- Exterior Caulking around building
- Masonry Waterproofing
- AES Radio upgrade
- Cafeteria Floor replacement
- Hollow metal window replacements
- Full Asphalt replacement around building

- Chiller Replacement

Pennock Elementary

- Door Lock Upgrades

- Secure Vestibule Renovation

- Asphalt Replacement around building

- Spring Boiler Replacement

- AES Radio upgrade

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Generally districtwide, the money is budgeted as a whole. As capital needs arise and are identified, the money is then budgeted to individual school or district projects. The money has been used both to extend the useful life of an asset and to purchase fixed assets. In addition, the District has reserved and budgeted \$500,000 in a Capital Reserve Fund that can be used in either specifically identified schools and/or buildings, or to benefit District Wide assets at various locations.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

A Facility Master Plan has been updated or completed within the last 5 years.

A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

School District 27J (0040) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple ES Roof Replacement (0040-SG00001) - - New - Application Number (30)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This grant would assist with funding for re-roofing 2 school district building in which both West Ridge and Pennock have sections of the roofs that are delaminating, cracking, and separating at seams and curbs where water leaks into the building during rain and snow storms causing water damage to ceiling tiles, dry wall, and carpet which needs to be addressed after ever larger storm event. West Ridge Elementary has a total sq footage of 46,040 in which 7,739 sq ft is 2 separate modular buildings on that school site that would be included in the roof work. Pennock has a slightly higher square footage at 47,909 but has 3 modular buildings which include 6,297sq ft that would also be included. Having the roofs replaced at both of these school sites would help shift focus from damage mitigation and repair inside of the building due to chasing leaks to preventative maintenance to keep leaks from occurring at these 2 buildings.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant.

Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

**-West Ridge Elementary-Main Building**

Main roof above the main hallway is delaminating causing bubbling throughout the roof. Water is ponding in many areas across the roof including the library where we have leaks along the west wall. Area under and including the walk out mats to the HVAC units have separated, delaminated and split in the main area of the roof over the Library and Main hallway and adjacent offices. Roof drains along the North wings and over the library have started to fail with either the drain itself or the seal around the drain and roofing material. Seams, Corners, Curbs, and transitions have cracked and started to separate where patches have had to be applied to stop leaking into the building.

**-West Ridge Modular- 4 Plex**

Roof gutters where water runs off have started to separate from the building allowing water to run down the outside wall and pool at the base of the mod.

**-Pennock- Main Roof**

Main roof is delaminating causing bubbling throughout the roof. Water is ponding in many areas across the roof including the library where we have leaks along the west wall. Area under and including the walk out mats to the HVAC units have separated, delaminated and split in the main area of the roof over the Library and Main hallway and adjacent offices. Seams, Corners, Curbs, and transitions have cracked and started to separate where patches have had to be applied to stop leaking into the building. Area under and including the walk out mats to the HVAC units have separated, delaminated and split in the main area of the roof

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The school district hired a consultant, Cave Consulting Group, to perform a district wide roof survey to investigate deficiencies. Cave Consulting focused on the 5 prototype schools that were built around the same time and all have similar deficiencies. During Facilities maintenance tasks on the roof and during monthly roof drain cleaning tasks staff reports any deficiencies that are noticed. Qualified roofing contractor would be called to perform needed repairs and report and additional deficiencies that are noticed that would require additional service beyond standard maintenance.

**Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

**Scope of work for West Ridge Elementary and Pennock Elementary**

-Work includes removal of all existing roofing down to the existing insulation. Removal of all flashings and associated items. Installation of a fully adhered 60 mil EPDM membrane. Install new EPDM flashings.

Since there are deficiencies all across the roof in different compartments this solution of replacing the entire roof at one time would make the roof water tight and allow us to stop water from getting into the building at one time and help from having us trace and track water intrusion into the building one patch/repair at a time. By having everything done at one time and not in sections all of the work and lifespan would all be the same and we would not have pieced together sections that could fail at seams.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The school district hired a consultant, Cave Consulting Group, to perform a district wide roof survey to investigate deficiencies. Cave Consulting focused on the 5 prototype schools that were built around the same time and all have similar deficiencies. During Facilities maintenance tasks on the roof and during monthly roof drain cleaning tasks staff reports any deficiencies that are noticed. Qualified roofing contractor would be called to perform needed repairs and report and additional deficiencies that are noticed that would require additional service beyond standard maintenance.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Deficiencies need to be resolved during this upcoming year as several areas of both Westridge and Pennock as roofs have started to fail in several areas where temp repairs and patches have been completed.

If BEST Grant is not awarded than then these 2 school can still be completed this upcoming year. The effect would come the following year when we have the remaining 3 schools from the 5 prototype models that are showing the same deficiencies as West Ridge and Pennock. Due to higher construction costs compared to the original project budget for these building funds from next years projects would move to fund this years work leaving funding even shorter for the following summers projects.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

-At the project's completion, selected School District personnel will be trained by the roofing contractor to repair simple roof repairs, large roof repairs will be conducted by a competent roofing contractor.

-The roof will be methodically inspected yearly to determine deficiencies that need to be repaired. At least two times a year, School District personnel will access the roof to remove debris from drains, drainage scuppers and other areas on the roof.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

School District 27J (0040) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple ES Roof Replacement (0040-SG00001) - - New - Application Number (30)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

58.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

60

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,472,685.79
D. Applicant Match to this Project	\$	883,611.47
E. Requested BEST Grant Amount	\$	589,074.32
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	1,472,685.79

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***



**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2021	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

73


0 % \* **O. Escalation % identified in your project budget**

0 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/02/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/08/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Working with Cave Consulting Group the school district received 3 estimates for this project. District used the mid level estimate to create budget for this project.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project at these schools will be overseen in combination by both Cave Consulting Group and 27J schools project manager. Responsibilities of these personnel are to make sure that project is being done safely, properly, completely with attention to details, and remains on time for delivery on or before August 8, 2025. The project management group has worked on several prior projects around the district including prior roof replacement projects with no complaints on management of prior projects. Someone will be onsite daily to check in on the project and answer any questions that may arise.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

All aspects of this project have gone through or will go through open bidding process. Rocky Mountain Bidnet solicitations as well as district website solicitations have been posted and selections are completed through committee review.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

2021 Bond Deferred maintenance budget

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A

● **Campuses Impacted by this Grant Application** ●

**St Vrain Valley RE1J - Multiple ES Roof Replacement - Niwot ES - 1966**

<b>District:</b>	St Vrain Valley RE1J
<b>School Name:</b>	Niwot ES
<b>Address:</b>	8778 Morton Road
<b>City:</b>	Niwot
<b>Gross Area (SF):</b>	50,269
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$16,042,534
<b>Condition Budget:</b>	\$9,025,247
<b>Total FCI:</b>	0.56
<b>Adequacy Index:</b>	0.06



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,529,541	\$2,120,284	0.84
Equipment and Furnishings	\$316,154	\$394,555	1.25
Exterior Enclosure	\$2,066,819	\$1,357,533	0.66
Fire Protection	\$606,961	\$2,826	0.00
HVAC System	\$1,686,490	\$1,471,099	0.87
Interior Construction and Conveyance	\$3,083,429	\$2,523,453	0.82
Plumbing System	\$909,898	\$582,189	0.64
Site	\$2,576,967	\$573,308	0.22
Structure	\$2,266,276	\$0	0.00
<b>Overall - Total</b>	<b>\$16,042,534</b>	<b>\$9,025,247</b>	<b>0.56</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Niwot ES Site	364,211	0.22	1966	\$2,576,967	\$573,308
Niwot ES Main	50,269	0.63	1966	\$13,465,567	\$8,451,939
<b>Overall - Total</b>	<b>414,480</b>	<b>0.56</b>		<b>\$16,042,534</b>	<b>\$9,025,247</b>

● **Campuses Impacted by this Grant Application** ●

**St Vrain Valley RE1J - Multiple ES Roof Replacement - Northridge ES - 1970**

<b>District:</b>	St Vrain Valley RE1J
<b>School Name:</b>	Northridge ES
<b>Address:</b>	1200 19th Avenue
<b>City:</b>	Longmont
<b>Gross Area (SF):</b>	46,598
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$18,888,652
<b>Condition Budget:</b>	\$10,993,373
<b>Total FCI:</b>	0.58
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,203,706	\$1,979,319	0.90
Equipment and Furnishings	\$237,043	\$2,551	0.01
Exterior Enclosure	\$2,742,977	\$1,049,113	0.38
Fire Protection	\$15,237	\$474,768	31.16
HVAC System	\$4,229,066	\$4,703,825	1.11
Interior Construction and Conveyance	\$3,105,546	\$2,047,689	0.66
Plumbing System	\$834,106	\$597,092	0.72
Site	\$3,423,049	\$595,238	0.17
Structure	\$2,097,923	\$0	0.00
<b>Overall - Total</b>	<b>\$18,888,652</b>	<b>\$11,449,595</b>	<b>0.61</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Northridge ES Site	398,576	0.17	1970	\$3,423,049	\$595,238
Northridge ES Main	46,598	0.67	1970	\$15,465,603	\$10,854,357
<b>Overall - Total</b>	<b>445,174</b>	<b>0.58</b>		<b>\$18,888,652</b>	<b>\$11,449,595</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** St Vrain Valley RE1J

**County:** Boulder

**Project Title:** Multiple ES Roof Replacement

<b>Current Grant Request:</b>	\$1,298,340.45	<b>CDE Minimum Match %:</b>	68%
<b>Current Applicant Match:</b>	\$2,758,973.46	<b>Actual Match % Provided:</b>	68%
<b>Current Project Request:</b>	\$4,057,313.91	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$4,057,313.91	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$43.47	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$4.64	<b>Affected Pupils:</b>	656
<b>Hard Costs Per Sq Ft:</b>	\$38.83	<b>Cost Per Pupil:</b>	\$6,185
<b>Previous BEST Grant(s):</b>	8	<b>Gross Sq Ft Per Pupil:</b>	151
<b>Previous BEST Total \$:</b>	\$8,193,884.28		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	31,954	<b>Bonded Debt Approved:</b>	\$1,000,140,000
<b>Assessed Valuation:</b>	\$5,750,713,673	<b>Year(s) Bond Approved:</b>	16,24
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$167,300	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$384,060,000
<b>Median Household Income:</b>	\$108,613	<b>Total Bond Capacity:</b>	\$1,150,142,735
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	35.3%	<b>Bond Capacity Remaining:</b>	\$766,082,735
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$1,552.69		
Statewide Avg: \$1,368			

I. Facility Profile

St Vrain Valley RE1J (0470) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple ES Roof Replacement (0470-SG00002) - - New - Application Number (1)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Niwot Elementary School - 0470-6274

\* Facility Name & Code

Northridge Elementary School - 0470-6404

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

## Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

\*

## Facility Condition

\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

Niwot Elementary School

Niwot Elementary School was originally constructed as an elementary school in 1966 and has received several additions over the years. The original construction and subsequent additions were bond funded.

Northridge Elementary School

Northridge Elementary School was originally constructed as an elementary school in 1970 and received a classroom addition in 1989. The original construction and addition were bond funded.

\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.

Niwot Elementary School

Niwot ES has received ongoing maintenance through the SVVSD maintenance department which is funded by the General Fund. In the past 3 years there have not been any projects completed under the District's Capital improvements program.



Northridge Elementary School

Northridge has also received ongoing maintenance through the SVVSD maintenance department. This site has received a couple of specific projects under the Capital improvements program, which were:

2022 Playground accessibility improvements

2022 Electrical switchgear replacement

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Each year the District budgets for building maintenance through its general fund, in 2024 this budget was approximately \$3.9M in 2024. This is a district-wide budget and is generally consistent from year to year with minor adjustments as required.

Additionally, the District allocates Capital Reserve dollars for capital improvements. This budget can vary from year to year depending on need, but over the past three years the average has been approximately \$5M. The amount allocated to each facility each year varies in response to capital planning and highest priority needs.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**St Vrain Valley RE1J (0470) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple ES Roof Replacement (0470-SG00002) - - New - Application Number (1)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

#### Niwot Elementary School

The majority of the roofing at Niwot Elementary School was installed in the late 1990s. This includes a section of Tremco built up roof installed in 1996 and another section of Tamco built up roof installed in 1999. Warranty information for these installations is not found in District records. This roof is well beyond its useful life and is failing in multiple locations (see other sections and attached reports for additional information). Third party evaluation of this roof exposed greater concern than initially anticipated. The deficiencies extend beyond the roofing material itself to include a lack of adequate slope, as well as a lack of adequate quantity and size of roof drains and an absence of overflow drains. These additional discoveries provide a better understanding of why this roof is performing so poorly, but also expand the scope beyond initial bond supported plans and budgeting.

The solution for the Niwot ES roofing improvement was originally planned to include a removal of the roofing material and a replacement with new roofing material over the existing insulation. The preferred solution now includes the removal of all roofing and insulation, reworking of the drainage system, and adjustment of rooftop equipment to accommodate a new tapered insulation system and roofing material. See the solution section for greater detail.

#### Northridge ES

The roof at Northridge is divided into two primary sections in District records. The majority of the building is a Tamco built-up-roof installed in 2004 with a 10 year warranty, which expired in 2014. The smaller portion (at the gym) is a Johns Manville built-up-roof installed in 2002 with a 10 year warranty, which expired in 2012. This roof is beyond its useful life and has been identified in a previous District-wide audit as in need of replacement. A new inspection of this roof supports this need and provides a proposed solution.

The solution for Northridge ES is a roof replacement; however, the District is also investigating a retrofit option, which may be more appropriate for this building.

\*\*\*REVISION 03/24/2025\*\*\*

#### NORTHRIDGE ES SOLUTION

We have been working with our roofing consultant on the Northridge project and have established a more appropriate solution for the condition of the roof and the District's budget for the project. Rather than a reroof, this project will be a restoration. Our plan is to repair flashings where compromised and completely replace metal cap flashing (the primary source of problems according to our staff roofer), apply a Garland "Liquitec" product or similar at flashing/detail locations, remove any wet insulation, patch BUR and apply a Garland "Black Knight" product or similar to the field. This system will provide at minimum an additional 10 year warranty.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The proposed roofing projects at both Niwot ES and Northridge ES address deficiencies related to BEST priority 1: safety hazards or health concerns. While District maintenance staff repairs roof leaks and replaces damaged ceilings or other materials, the increasing regularity of leaks increases the potential for greater water intrusion and future issues.

Specifically at Niwot Elementary, the deficiencies of the original installation of the existing roofing system exacerbate these concerns. The lack of adequate slope, drain pipe size, drain quantity, and overflow drains make this roof much more difficult to maintain and more susceptible to leaks.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Niwot Elementary School

Discussions with the District's staff roofer identified Niwot ES as the top priority for roofing repair or replacement in the District. This very informed, but anecdotal input is supported by a query of the District's facility management system which returned 52 work orders for roofing related issues between 2020 and 2025. This roof was also identified for replacement by previous audits by Garland Roofing Company.

This information led to further investigation, which is when FRW Consult, a roofing inspection consultant, was engaged to perform an evaluation of the roof. FRW performed a thorough investigation of the roof with important input from the District's staff roofer. The report of those findings is attached. The FRW investigation led to the deeper understanding of the deficiencies and the prudent expanded scope. FRW coordinated the submittal of project estimates from

4 roofing contractors. However, these estimates only include the roofing work.

To develop a budget for the additional work (plumbing, HVAC, electrical, etc.) the District consulted with DS Constructors, who had recently completed a very similar project at a Fire Station.

Northridge Elementary School

In addition to a previous district-wide audit, which identified this roof for replacement or restoration, a query of the District's facility management system returned 12 work orders for roofing related issues between 2023 and 2025. This led to the District consulting with the Garland Company to perform an updated audit. Garland defined a prudent scope for replacement, and solicited 3 estimates from contractors.

\*\*\*REVISION 03/24/2025\*\*\*

NORTHRIDGE

This scope has been revised as a roof restoration. See section C for additional detail.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Niwot Elementary School

At Niwot ES the proposed solution includes a full removal of the existing roofing and insulation system, installing a new tapered insulation system and roofing system, and the modification of other elements impacted by the new height of the tapered insulation system. This scope will likely include the following:

- Removal of roofing material.
- Removal of insufficient and wet insulation.
- Re-piping of undersized roof drains.
- Installation of new primary and overflow roof drains.
- Interior accommodation of new drains (ceiling replacement, chase construction, etc.).
- Removal of mechanical equipment and re-setting on modified curbs.
- Adjustment of roof mounted gas and other piping.
- Adjustment of parapet walls and other construction.
- Installation of new tapered insulation system.
- Installation of new EPDM roofing material.
- Current plan is for a 90 mil fleece backed EPDM fully adhered on cover board

This expanded scope of work will address the underlying problems in a more effective way than a simple roof replacement, and will allow the new roof system to last longer and require less maintenance.

Northridge Elementary School

At Northridge ES the proposed solution follows the recommendation of the roofing assessment from Garland. The plan currently priced is to remove and replace the existing roof with a new hot applied 4-ply built-up-roof system. However, the District, with Garland, is also considering a roof restoration, which may be more appropriate for this roof and would reduce the project cost.

\*\*\*REVISION 03/24/2025\*\*\*

NORTHRIDGE ES

Revision from roof replacement to roof restoration. See section C for additional details.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Niwot Elementary School

At Niwot ES, a third party assessment of the roof has been completed, which defined in detail the scope of the replacement and the specifications of the system. Further design work will be required to appropriately rework and augment the drainage system as well as other components of the building impacted by the anticipated increased roof system depth and interior infrastructure (roof drain plumbing). The project budget has included an estimated design fee for architectural and engineering services to fully develop the scope. The full solution will comply with current building codes, District standards and CDE guidelines.

Northridge Elementary School

At Northridge ES, a third party assessment of the roof has been completed, which defined in detail the scope of the replacement and the specifications of the system.

\*\*\*REVISED 03/24/2025\*\*\*

NORTHRIDGE ES

See section C for details.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

For both of the schools included in this application failures and/or leaks have already occurred. Numerous repairs have been made in the past, however, to properly address these issues and prevent future damage and impact to the interior environment, these roof systems must be replaced or restored. If this work is not completed the risk of leakage, increasing in frequency and magnitude, is anticipated.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

See section I.G.a for additional information regarding annual maintenance and capital budgets.

Each year internal facility audits are performed, which along with other sources (i.e. the District's Roof Asset Management Program) to inform a database of facility needs. A capital forecasting software program is used to organize and prioritize each item. A rubric style system has been developed to analyze priorities and to select which projects can be funded each year.

Roofing preventative maintenance, restoration, and replacement based on roof installation date or visual inspections generate needs in the capital planning database. The installation and warranty expiration dates will be posted into the system and will establish the replacement schedule for this roofing for inclusion in future capital reserve budgeting.

Both roofing solutions are planned for 30 year warranties.

\*\*\*REVISION 03/24/2025\*\*\*

NORTHRIDGE ES

The Northridge Restoration would provide a 10 year min. warranty.

### **Adjacent Structures**

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### **AHERA**

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,*

*contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### **Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A



III. Detailed Project Cost Summary

**St Vrain Valley RE1J (0470) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple ES Roof Replacement (0470-SG00002) - - New - Application Number (1)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

68.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

68%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	4,057,313.91
D. Applicant Match to this Project	\$	2,758,973.46
E. Requested BEST Grant Amount	\$	1,298,340.45
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	4,057,313.91

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

151

6 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

10 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/01/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Estimates for these projects are primarily the result of third party roofing consultants developing a scope of work for each project and soliciting 3+ estimates from local contractors. The District's estimate includes the highest of the received roofing estimates for each site.

For the Niwot ES project, a local general contractor (who is on the District's prequalified list) offered to produce a rough-order-of-magnitude estimate for the anticipated non-roofing scope based on a recent very similar project. This singular estimate is likely more accurate than multiple others due to the high level of uncertainty in the scope. This contractor's recent experience allowed them to make more informed assumptions.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

This project will be overseen by one of the District's Project Managers(PM), each of whom has extensive experience in construction project management and relevant educational credentials. District PMs work directly with building users, District Administration, designers, contractors, and building officials to ensure project success. They oversee the project team, including monitoring the budget, schedules, design suitability, permitting, etc. They are responsible for arranging contracts and processing payments.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds**

**relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

This project will follow SVVSD Purchasing and Procurement policies, which we believe are equivalent to CDE policies.

Following the passage of a construction bond measure in 2024, the SVVSD construction and procurement departments completed a pre-qualification process for architectural and construction firms. Design and general contractor services will be selected from these pre-qualified firms.

Additionally, the District has engaged roofing consultants for both of these projects. These consultants will produce bidding documents and manage a competitive bidding process for any roofing work contracted directly by the District.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The District passed a construction bond in 2024 which is the primary source of funding for these projects.

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Niwot ES

- Electricity: \$53,493
- Natural Gas: \$10,617
- Water: \$23,266
- Wastewater: \$7,263

Northridge ES

- Electricity: \$41,388
- Natural Gas: \$14,740
- Water: \$3,632
- Wastewater: \$6,720

● **Campuses Impacted by this Grant Application** ●

**Clear Creek RE-1 - King-Murphy ES Roof Replacement - King-Murphy ES - 1982**

<b>District:</b>	Clear Creek RE-1
<b>School Name:</b>	King Murphy ES
<b>Address:</b>	425 Circle K Road
<b>City:</b>	Evergreen
<b>Gross Area (SF):</b>	40,940
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$13,543,107
<b>Condition Budget:</b>	\$9,067,231
<b>Total FCI:</b>	0.67
<b>Adequacy Index:</b>	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,917,696	\$1,830,940	0.95
Equipment and Furnishings	\$294,935	\$326,266	1.11
Exterior Enclosure	\$1,067,023	\$911,996	0.85
Fire Protection	\$14,916	\$551,619	36.98
HVAC System	\$3,050,022	\$2,288,139	0.75
Interior Construction and Conveyance	\$2,990,385	\$2,346,780	0.78
Plumbing System	\$844,547	\$465,279	0.55
Site	\$1,232,714	\$839,624	0.68
Structure	\$2,130,869	\$40,000	0.02
<b>Overall - Total</b>	<b>\$13,543,107</b>	<b>\$9,600,643</b>	<b>0.71</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
King Murphy ES Main	40,940	0.67	1982	\$12,310,392	\$8,761,019
King Murphy ES Site	435,600	0.68	1982	\$1,232,714	\$839,624
<b>Overall - Total</b>	<b>476,540</b>	<b>0.67</b>		<b>\$13,543,107</b>	<b>\$9,600,643</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Clear Creek RE-1

**County:** Clear Creek

**Project Title:** King-Murphy ES Roof Replacement

<b>Current Grant Request:</b>	\$256,876.85	<b>CDE Minimum Match %:</b>	69%
<b>Current Applicant Match:</b>	\$571,758.15	<b>Actual Match % Provided:</b>	69%
<b>Current Project Request:</b>	\$828,635.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$828,635.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$27.32	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.41	<b>Affected Pupils:</b>	175
<b>Hard Costs Per Sq Ft:</b>	\$25.91	<b>Cost Per Pupil:</b>	\$4,735
<b>Previous BEST Grant(s):</b>	4	<b>Gross Sq Ft Per Pupil:</b>	173
<b>Previous BEST Total \$:</b>	\$488,570.45		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	634	<b>Bonded Debt Approved:</b>	\$38,000,000
<b>Assessed Valuation:</b>	\$338,887,490	<b>Year(s) Bond Approved:</b>	18,21
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$534,523	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$35,090,000
<b>Median Household Income:</b>	\$96,667	<b>Total Bond Capacity:</b>	\$67,777,498
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	31.0%	<b>Bond Capacity Remaining:</b>	\$32,687,498
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,046.14		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

**Clear Creek RE-1 (0540) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - King-Murphy ES Roof Replacement (0540-SG00002) - - New - Application Number (12)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

King-Murphy Elementary School - 0540-4700 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

NA

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

King-Murphy Elementary Mountain School, situated on a 14-acre campus in the scenic mountains of Evergreen, Colorado, serves over 175 students in grades PK-6. Established in 1982, the school was constructed to provide essential educational opportunities for families residing in the remote mountain regions of Clear Creek County. Prior to its construction, students faced significant transportation barriers, with the nearest elementary schools located 45-90 minutes away. Recognizing this challenge, the Clear Creek School District prioritized the development of King-Murphy Elementary to ensure equitable access to education for mountain-based families.

While the original facility met the basic needs of students at the time, the building was not designed with long-term sustainability in mind. Over the decades, minimal renovations have been undertaken, apart from an addition to the site and minor improvements such as playgrounds, storage sheds, and a bus storage area. However, the school has remained a cornerstone of the district, fostering experiential learning through its unique outdoor resources, including hiking trails and outdoor classrooms.

Despite its strengths, the facility has faced increasing structural and maintenance challenges. The Facility Condition Index (FCI) rating for the primary structure stands at 0.52, higher than the statewide median of 0.41, indicating significant repair needs. The Adequacy Index is 0.21, compared to a state median of 0.13, further underscoring the necessity for facility improvements. As a result of aging infrastructure and deferred maintenance, the school struggles with outdated facilities that require urgent upgrades to ensure a safe, warm, and dry learning environment for students.



The Clear Creek School District has been proactive in addressing these issues, but financial constraints have limited its ability to make substantial improvements. The district has experienced a steady decline in student enrollment due to facility conditions, inadequate early learning spaces, and difficulty in retaining top educators. Additionally, the district has suffered annual funding losses of approximately \$650,000 over the past five years due to the Budget Stabilization Factor. These financial challenges have placed a strain on the district's ability to maintain and enhance its learning environments.

By securing funding for these improvements, King-Murphy Elementary can continue to fulfill its role as an innovative, student-centered learning hub, providing rigorous, real-world experiences that prepare students for future success. The grant would play a vital role in supporting the district's broader mission of hiring excellent educators, empowering students, and fostering a visionary educational community.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

King-Murphy Elementary Mountain School: Recent Capital Improvements

During the Clear Creek School District's (CCSD) most recent bond phase (2021-March 2025), significant improvements were made across the district, including King-Murphy Elementary Mountain School. While the majority of the \$30+ million bond was allocated to constructing a new Carlson Elementary School in Idaho Springs, funding also supported upgrades at Clear Creek Middle/High School, Georgetown Community School (charter), and King-Murphy.

Enhancements at King-Murphy Elementary Mountain School focused on expanding early childhood education, modernizing facilities, and improving security, accessibility, and infrastructure. These included:

Security Improvements - Installation of a district-wide access control system and new exterior door hardware to enhance student, staff, and visitor safety. This was completed in August 2023.

Gymnasium & Interior Flooring Upgrades - Replacement of a mercury-based gymnasium floor, installation of new carpet in classrooms, and upgrades to cafeteria flooring. Approximately 35-40% of the building received new flooring, completed in August 2023.

Exterior Renovations - Creation of a new drop-off and pickup lane, improved parking areas, siding repairs, and a full repaint of the building. This was completed in August 2023.

Classroom Modernization - Replacement of outdated student and staff furniture to align with 21st-century educational needs. This was completed in August 2023.

Preschool Expansion - Remodeling and reconfiguration of preschool classrooms, including the addition of a bathroom and relocation to improve accessibility. These updates increased preschool capacity from 16 to 40 students, completed in December 2022.

Boiler & Energy Efficiency Upgrades - Enhancements to the heating system to improve efficiency and sustainability.

Playground Enhancements - Redevelopment of the site, including erosion control, landscaping, and new equipment (completed in 2021/2022).

These capital improvements reflect CCSD's commitment to fostering a safe, modern, and enriching learning environment for students, ensuring King-Murphy Elementary is well-equipped to serve the community for years to come.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

### Budgeting & Funding for King-Murphy Elementary Mountain School and District Facilities

Funding for King-Murphy Elementary Mountain School, along with other district facilities, is allocated annually through the general fund and capital reserve funds. Additionally, in 2021, voters approved a district-wide bond to support the construction of a new elementary school in Idaho Springs, which involved the abatement and remodel of the former middle/high school building vacated after the construction of the new Clear Creek MS/HS in 2004.

Historically, the district has allocated between \$750,000 and \$1 million annually to capital reserves for facility improvements across all schools, including King-Murphy Elementary. However, this amount has fluctuated based on available financial resources. As outlined in Section F, these funds have supported essential projects such as:

- Security Enhancements
- Gymnasium & Interior Flooring Upgrades
- Exterior Improvements
- Classroom Furnishings
- Preschool Expansion & Renovations
- Boiler System Upgrades & Efficiency Improvements
- Playground Updates

Prior to the approval of the bond, the district invested approximately \$100,000 annually in maintaining and improving King-Murphy Elementary Mountain School.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Clear Creek RE-1 (0540) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - King-Murphy ES Roof Replacement (0540-SG00002) - - New - Application Number (12)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

#### King-Murphy ES Roof Replacement

King-Murphy Elementary Mountain School requires a full roof replacement to address ongoing structural and safety concerns. The current roof, installed in 1982, has experienced multiple leaks over recent school years. While past patching and repairs provided temporary solutions, they are no longer viable. A major repair was completed in 2007, replacing the original system with a Built-Up Roofing (BUR) system over a ballasted system with deck insulation. However, the roof has now reached the end of its service life.

CCSD is seeking funding to replace the 30,327-square-foot roof at King-Murphy Elementary to safeguard district assets and ensure a safe learning environment. The building has a structural steel frame with open web joists, steel decking, and wood-fiber-cement panels. The existing surface-level roofing is primarily a multi-ply modified bitumen system coated with white acrylic, with 1,800 square feet of EPDM roofing that remains functional and will not be replaced.

#### Roof Assessment & Replacement Plan

Amtech Solutions conducted core sampling on multiple roof areas to determine composition and feasibility. Their findings, in accordance with the International Existing Building Code (IEBC) Section 706.3, determined:

Two of six roof sections are ineligible for additional covering due to the presence of two existing roofing systems, requiring full replacement down to the structural deck. This equals 12,800 square feet of the project.

Three additional sections showed significant moisture presence and membrane deterioration, necessitating full replacement. This equals 17,527 square feet of the project.

One section does not need a roof recovery process due to its overall condition.

#### Project Funding & District Contribution

CCSD is pursuing funding to complete this essential roof replacement at King-Murphy Elementary, with an estimated cost of \$891,315. Additionally, district funds are being allocated for a roof replacement at Clear Creek Middle/High School at a cost of \$1,392,000, bringing the total projected cost for both projects to \$2,283,315. The district has the necessary funds to meet the BEST Grant matching requirements for the King Murphy Elementary Mountain School roof project.

This project is critical to maintaining a safe and sustainable school facility, preventing further structural damage, and ensuring long-term operational efficiency.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Deficiencies: Existing Conditions and Justification for BEST Grant Funding

The roof replacement at King-Murphy Elementary Mountain School is critical to protecting the building, its structural integrity, and the assets housed within it. The existing roof has surpassed its useful life and exhibits multiple signs of failure, compromising the safety, health, and learning environment for students and staff.

The primary structure was built in 1982, with a portion of the roof replaced in 2007. However, significant sections remain original and have deteriorated beyond repair, necessitating a full replacement in five of the six zones of the roof. The roof consists of a structural steel frame supported by steel columns, with a multi-ply modified bitumen system coated in acrylic.

Structural & Safety Concerns

The existing roof exhibits multiple active leaks, visible in ceilings and walls, as well as hidden leaks that have led to deterioration behind walls and within flooring systems. These conditions were confirmed through comprehensive assessments by various contractors, and include:

Adhesive Pull Test Assessment - Determined the adhesive strength of the roofing system.

Non-Destructive Moisture Assessment - Identified moisture presence and infiltration levels.

Visual Condition Assessment - Evaluated the overall deterioration of materials, highlighting structural weaknesses.

These evaluations confirmed significant moisture intrusion and membrane deterioration across multiple sections of the roof, making further repairs ineffective. In compliance with International Existing Building Code (IEBC) Section 706.3, two of the six roof sections are ineligible for a cover due to the presence of two existing roofing systems, and three additional sections contain severe moisture damage, requiring full replacement down to the structural deck. One section, the most recently replaced in 2007, does not need to be replaced.

If the five-zones of the roof area are left unaddressed, continued water infiltration could lead to mold growth, material degradation, and compromised structural integrity, posing serious health and safety risks for students and staff. High winds, significant snowfall, and extreme weather conditions at the base of Mt. Blue Sky further exacerbate these risks, making a durable, high-quality roof essential.

#### Ongoing Maintenance & Urgent Need for Replacement

The district's facilities team conducts (and will continue to conduct in the future) regular inspections and maintenance, including:

Monitoring for ponding water, slipped flashing, and deteriorating pitch pockets.

Performing temporary patch repairs to mitigate immediate leaks.

Addressing blistering and cracking areas as they appear.

Despite these efforts, the roof is beyond its serviceable life, and further patching is no longer viable. Additionally, the roof's warranty has expired, eliminating coverage for repairs.

The current structural deficiencies, ongoing failures, and risks to student and staff safety make this roof replacement an urgent priority. The BEST Grant funding is essential to ensure the school remains safe, secure, and structurally sound for years to come.

#### \* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

##### Investigation and Diligence Conducted to Identify Deficiencies

The district has engaged multiple engineering and construction experts to assess and address the roof deficiencies at King-Murphy Elementary Mountain School. This investigative process has been thorough and data-driven, ensuring a well-informed plan for replacement.

##### Expert Assessments and Coordination

Jacobs Construction Management has been actively involved in district projects since 2021, coordinating assessments and planning for facility improvements, including the roof replacement. Jacobs has worked closely with:

Amtech Solutions - Conducted specialized roof assessments, including:

Adhesive Pull Test Assessment - Determined roof system adhesion and structural integrity.

Non-Destructive Moisture Assessment - Identified moisture infiltration and areas of concern.  
Visual Condition Assessment - Evaluated deterioration levels and existing damage.

The Garland Company - Provided additional material evaluations and recommendations for long-term solutions.

These assessments confirmed widespread roof failure, with visible leaks affecting ceilings and walls, as well as hidden moisture damage deteriorating interior structural components. The findings reinforced that roof recovery was not a viable option, and a full replacement was necessary for most areas.

### Comprehensive Facilities Assessment & Long-Term Planning

In 2021, a district-wide facilities assessment was conducted by Capital AE, offering a thorough evaluation of all school sites, deferred maintenance issues, and immediate priorities.

The Board of Education utilized this assessment to prioritize critical infrastructure needs, identifying the King-Murphy roof replacement as a top priority to protect the facility and ensure a safe, functional learning environment.

To maintain a proactive approach to facility management, Capital AE will conduct an updated district-wide facilities assessment in March 2025, ensuring ongoing strategic planning.

### Conclusion

The comprehensive engineering evaluations, expert consultations, and long-term facility planning confirm that the roof at King-Murphy Elementary requires immediate replacement. The district has exercised due diligence in assessing deficiencies, ensuring that the BEST Grant funding request is rooted in extensive expert analysis and facility planning efforts.

## Solution

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

### Project Overview and Timeline

The proposed roof replacement project at King-Murphy Elementary Mountain School is designed to efficiently and effectively address the facility deficiencies identified in the facility assessment. The project is scheduled to take place from June 2, 2025, through July 25, 2025, ensuring completion before the start of the 2025-2026 school year with no disruption to students or staff.

This project will provide a comprehensive roof upgrade with an EPDM 60 mil with a 20 year warranty that enhances structural integrity, drainage efficiency, and long-term performance, ensuring a safe, dry, and sustainable learning environment for students. Key considerations for this project include:

**Project Location and Access:** Given the school's mountainous location, contractor mobilization and material delivery will require strategic planning to maximize efficiency.

**Contractor Availability:** With many contractors securing summer 2025 schedules, the district has broadened the bidder pool to ensure competitive pricing and cost-effective labor sourcing.



Recovery vs. Full Replacement: Based on contractor assessments, a hybrid approach will be used, with certain sections of the roof undergoing recovery while others require full replacement to ensure cost efficiency and long-term durability.

Drainage and Plumbing Enhancements: Improvements to internal roof drains, exterior scuppers, and drainage systems are included in the project scope, with a contingency fund allocated for any unforeseen drainage modifications.

#### Scope of Work

The roof replacement project will be completed in three phases:

##### Phase I: Roof Assessment, Design, and Construction Planning

The project will begin with a comprehensive design-level survey, evaluating existing conditions, drainage issues, and structural integrity. This assessment will inform:

Development of detailed construction plans, including roof layout, drainage, terminations, and flashing requirements.

Preparation of a full project specification package, outlining materials, insulation, deck repairs, carpentry needs, and warranties.

Incorporation of a 20-year No Dollar Limit (NDL) manufacturer warranty for all roofing components, ensuring longevity and quality assurance.

Integration of mechanical, electrical, and plumbing (MEP) considerations, such as potential modifications to heating and snowmelt systems, if required.

##### Phase II: Bidding and Contractor Selection

To ensure a competitive bidding process and cost-effective implementation, the district will:

Develop pre-qualification criteria for contractors to ensure high-quality work.

Host a pre-bid meeting to set construction expectations and clarify design specifications.

Provide a detailed bid summary for transparent contractor selection.

##### Phase III: Construction Administration and Monitoring

Throughout construction, the district will oversee strict quality control measures to ensure successful project execution. This will include:

Weekly site meetings to assess progress and address any concerns.

Periodic site inspections by qualified professionals to ensure compliance with contract specifications.

Comprehensive documentation of construction progress, with detailed observation reports and updates to district representatives.

Final project walkthrough and punch list completion, ensuring all work meets required standards before final payment is issued.

This structured approach ensures that the roof replacement is executed efficiently, within budget, and with long-term durability in mind. By addressing facility deficiencies proactively and strategically, this project will significantly enhance the learning environment at King-Murphy Elementary, safeguarding the school's future and supporting educational excellence for years to come.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

## Planning and Diligence in Selecting the Proposed Solution

The district has undertaken extensive planning, expert assessments, and strategic analysis to ensure the proposed roof replacement is the most efficient, effective, and fiscally responsible solution. After thorough evaluations by Jacobs Construction Management, Garland Company Inc., and Amtech Solutions, the district, alongside the Board of Education Facilities Team, has determined that a full roof replacement for the majority of the building is the only viable long-term solution.

## Evaluation and Analysis of Alternatives

To ensure the most appropriate and cost-effective approach, the district required two independent roofing consultants to conduct an in-depth analysis based on the following factors:

### Architectural Considerations

Structural assessments confirmed that patch repairs and overlays would not meet current building codes or industry standards, nor would they provide a lasting solution.

The existing structural framework-a steel-frame system with wood-fiber-cement panels-requires a durable and compatible roofing system to ensure long-term integrity.

### Functional and Infrastructure Analysis

The roof has multiple visible leaks affecting ceilings and walls, along with hidden moisture damage accelerating structural deterioration.

Amtech Solutions conducted:

Adhesive Pull Test Assessment - Evaluated adhesion and structural performance.

Non-Destructive Moisture Assessment - Identified extensive trapped moisture, confirming the need for full replacement in most areas.

Visual Condition Assessment - Determined that severe membrane deterioration rendered roof recovery infeasible.

## Site and Environmental Considerations

The school's mountainous location near Mt. Blue Sky subjects the roof to high winds, heavy snowfall, and extreme temperature fluctuations, necessitating a robust and resilient roofing system.

Given the climate and geographic challenges, a high-performance roofing system with enhanced insulation and weather resistance was deemed essential.

## Construction Standards & Best Practices

A roof overlay was ruled out due to existing double-layer roofing, which violates International Existing Building Code (IEBC) standards and would fail to provide long-term protection.

The proposed multi-ply modified bitumen system was selected for its:

Proven durability in extreme climates

Long lifespan and minimal maintenance requirements  
Cost-effectiveness compared to continuous patching and short-term fixes

#### Commitment to Responsible Use of Resources

The Board of Education Facilities Team recognizes that state and local funding is extremely valuable and must be utilized in the most strategic manner. Given budget constraints and long-term sustainability goals, the district is maximizing available local funds while seeking BEST Grant support to ensure an optimal and lasting solution.

The selected approach not only protects the school's assets but also prevents future costly emergency repairs, ensuring the health and safety of students and staff for years to come.

#### Conclusion

Following rigorous assessments, expert recommendations, and strategic planning, the district has determined that a full roof replacement for 32,000 square feet of the building is the only viable solution to address the structural deficiencies and environmental challenges at King-Murphy Elementary Mountain School. This plan represents the most efficient, effective, and responsible use of state and local resources while ensuring a safe and functional learning environment for students and staff.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

#### Urgency of the Project and Timeframe for Resolution

The roof replacement must be completed in 2025 to prevent further structural damage and increased financial strain on the district. While it is technically possible to extend the project to 2026, doing so would necessitate temporary repairs that would drain resources without offering a sustainable solution.

#### Consequences of Delayed Action

##### Escalating Structural Damage

Continued water infiltration will accelerate deterioration of the building's infrastructure, walls, ceilings, and floors, leading to mold growth, insulation failure, and compromised indoor air quality.

Increased moisture retention within the structural framework could jeopardize the integrity of steel components, raising long-term repair costs significantly.

##### Financial Inefficiency

Deferring the project to 2026 would require additional emergency patchwork, which is not a viable or cost-effective solution.

Short-term repairs would redirect funds that could otherwise be invested in lasting infrastructure improvements.

The cost of materials and labor is projected to rise, making a future roof replacement more expensive than addressing it in 2025.

##### Increased Safety Risks

The current roof is failing, posing potential safety hazards for students, staff, and visitors. Further roof deterioration could result in ceiling collapses, indoor water damage, and environmental health risks, disrupting learning conditions. The school's location in a high-wind, high-snowfall mountain environment makes immediate replacement critical to ensure the safety and security of the building.

#### Impact on Educational Operations

Continued leaks and deterioration may lead to classroom disruptions and potential temporary closures, negatively impacting students and staff. Mold and moisture-related issues could create health concerns, leading to higher absenteeism and increased maintenance costs.

#### Conclusion: Immediate Action Required

The King-Murphy Elementary Mountain School roof replacement is the district's top priority and must be addressed in 2025 to prevent further damage, rising costs, and safety risks. The BEST Grant funding will allow the district to implement a permanent solution while preserving financial resources for other critical facility needs. However, if the grant is not awarded, the district will be forced to divert funds from other essential projects to proceed with the roof replacement, impacting long-term educational and operational goals.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

#### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

#### Plan for Maintaining the Proposed Capital Construction Project

The Clear Creek School District is committed to the long-term maintenance and sustainability of the proposed roofing project, ensuring its structural integrity and functionality well beyond its completion. The district has developed a comprehensive maintenance and capital renewal plan that includes dedicated personnel, budget allocations, and proactive strategies to maximize the lifespan of the roof while preparing for its eventual replacement.

#### Facilities Management and Oversight

To ensure effective maintenance of district facilities, including the proposed roof replacement, the district has recently hired a full-time Facilities Director. This individual is responsible for continuously assessing facility needs and implementing both short- and long-term maintenance plans. Working alongside

the superintendent and district leadership, the Facilities Director will oversee the development and execution of the district-wide Facilities Maintenance Plan, ensuring the longevity of all infrastructure investments.

For the proposed roofing project, maintenance protocols will include:

#### Regular Inspections

Routine assessments conducted by trained maintenance personnel and professional roofing specialists as needed.

#### Preventative Care

The removal of pine needles, debris, and other obstructions to prevent drainage issues and mitigate damage.

#### Staff Monitoring & Reporting

Building staff will be trained and encouraged to report any leaks or visible signs of deterioration immediately, ensuring timely repairs and maximizing the benefits of the project's warranty coverage.

#### Capital Reserve Fund and Long-Term Budgeting

The district maintains a dedicated Capital Reserve Fund to support ongoing facility improvements and ensure funds are available for both routine maintenance and eventual roof replacement. Each year, a portion of district funds is allocated to capital renewal, ensuring that necessary repairs and future replacements can be planned without requiring additional taxpayer burden through bonds or levy increases.

The annual budget for the maintenance of the proposed roof project is estimated at \$2,000, which includes:

\$1,200 for custodial and maintenance staff time dedicated to inspections and preventative care.

\$800 for minor repairs and necessary upkeep.

This funding will be drawn from the district's General Fund - Maintenance & Facilities Budget, ensuring a sustainable financial plan for maintaining the project.

#### Warranty Coverage and Risk Mitigation

The proposed roof will be backed by a 20-year warranty, providing critical protection against premature failure. To maximize the value of this warranty, the district will implement a proactive approach to issue identification and response, ensuring that any defects or concerns are addressed within the coverage period.

By integrating these maintenance, budgeting, and risk mitigation strategies, the Clear Creek School District ensures the long-term success of this capital investment while maintaining fiscal responsibility and minimizing financial impact on the community.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

## AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Clear Creek RE-1 (0540) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - King-Murphy ES Roof Replacement (0540-SG00002) - - New - Application Number (12)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

69.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

69.00%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	828,635.00
D. Applicant Match to this Project	\$	571,758.15
E. Requested BEST Grant Amount	\$	256,876.85
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	828,635.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2021	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)



173


0 % \* **O. Escalation % identified in your project budget**

6 % \* **P. Construction Contingency % identified in your project budget**

0 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/02/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

07/25/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district has undertaken extensive planning, expert assessments, and strategic analysis to ensure the proposed roof replacement is the most efficient, effective, and fiscally responsible solution. After thorough evaluations by Jacobs Construction Management, Garland Company Inc., and Amtech Solutions, the district, alongside the Board of Education Facilities Team, has determined that a full roof replacement for the majority of the building is the only viable long-term solution.

**Evaluation and Analysis of Alternatives**

To ensure the most appropriate and cost-effective approach, the district required two independent roofing consultants to conduct an in-depth analysis based on the following factors:

**Architectural Considerations**

Structural assessments confirmed that patch repairs and overlays would not meet current building codes or industry standards, nor would they provide a lasting solution.

The existing structural framework-a steel-frame system with wood-fiber-cement panels-requires a durable and compatible roofing system to ensure long-term integrity.

**Functional and Infrastructure Analysis**

The roof has multiple visible leaks affecting ceilings and walls, along with hidden moisture damage accelerating structural deterioration.

Amtech Solutions conducted:

Adhesive Pull Test Assessment - Evaluated adhesion and structural performance.

Non-Destructive Moisture Assessment - Identified extensive trapped moisture, confirming the need for full replacement in most areas.

Visual Condition Assessment - Determined that severe membrane deterioration rendered roof recovery infeasible.

#### Site and Environmental Considerations

The school's mountainous location near Mt. Blue Sky subjects the roof to high winds, heavy snowfall, and extreme temperature fluctuations, necessitating a robust and resilient roofing system.

Given the climate and geographic challenges, a high-performance roofing system with enhanced insulation and weather resistance was deemed essential.

#### Construction Standards & Best Practices

A roof overlay was ruled out due to existing double-layer roofing, which violates International Existing Building Code (IEBC) standards and would fail to provide long-term protection.

The proposed multi-ply modified bitumen system was selected for its:

Proven durability in extreme climates

Long lifespan and minimal maintenance requirements

Cost-effectiveness compared to continuous patching and short-term fixes

#### Commitment to Responsible Use of Resources

The Board of Education Facilities Team recognizes that state and local funding is extremely valuable and must be utilized in the most strategic manner.

Given budget constraints and long-term sustainability goals, the district is maximizing available local funds while seeking BEST Grant support to ensure an optimal and lasting solution.

The selected approach not only protects the school's assets but also prevents future costly emergency repairs, ensuring the health and safety of students and staff for years to come

### **\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

#### Facilities Management and Maintenance Strategy

The district has established a full-time Facilities Director position to oversee the ongoing maintenance and improvement of all district facilities. This individual plays a key role in:

Conducting routine facility assessments to identify both immediate and long-term maintenance needs.

Developing and managing the Facilities Maintenance Plan, ensuring a proactive approach to upkeep and repairs.

Collaborating with district leadership to allocate resources efficiently and responsibly.

For the proposed roof, preventative maintenance measures will be implemented, including:

Regular inspections conducted by trained maintenance personnel and external roofing professionals as needed.

Debris removal and drainage management, particularly the clearing of pine needles and other materials to prevent clogged drains and water damage.

Prompt issue identification and repair, with building staff encouraged to report any signs of leaks or deterioration immediately to ensure timely intervention.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Following Board Policies are imperative for our district, and the following is a sampling of our policies DJE Bidding Procedures and DJB Federal Procurement:

DJE-All contractual services and purchases of supplies, materials and equipment in the amount of \$20,000 or more shall be put to bid.

All contracts and all open market orders shall be awarded to the lowest responsible qualified supplier, taking into consideration the quality of materials (services) desired and their contribution to program goals.

All bids shall be submitted in sealed envelopes, addressed to the appropriate designee, and plainly marked with the bid number and the time of the bid opening. Bids shall be opened in public by appropriate district officials or employees at the time specified, and all bidders shall be invited to be present.

The bidder to whom an award is made shall be required to submit to the district proof of liability insurance and when appropriate, proof of workers' compensation insurance, and may be required to enter into a written contract with the district. Any written contract shall include a provision requiring a criminal background check for any person providing direct services to students under the contract, including but not limited to transportation, instruction or food services as required by law. The contracting entity is responsible for any costs associated with the background check.

### Requirements for Written Contract

Any contract must include a provision that states that any of the district's obligations for the construction and design of public works projects that are payable after the current fiscal year are contingent on money to pay the obligations being appropriated, budgeted, and otherwise made available to the district, subject to the requirements of C.R.S. 24-91-103.6.

DJB - Large purchases (\$150,000 or more)

A large purchase is a purchase that, in an aggregate amount, is \$150,000 or more.

The district shall conduct a cost or price analysis for large purchases that, at a minimum, includes making an independent estimate before receiving bids or proposals (including noncompetitive proposals). A cost analysis means evaluating the separate cost elements that make up the price. A price analysis means evaluating the total price, without looking at the individual cost elements.

Whenever appropriate and relevant to the specific transaction, the cost analysis may include life-cycle cost estimates which shall then be incorporated into any solicitations of bids or proposals.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The remaining funds from the 2021 Clear Creek Bond funds will be used to finance this key project and another roof in our district. Yet, this is insufficient as the district works to address approximately \$20,000,000 in deferred maintenance issues.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The cost for gas and electric at King Murphy Elementary Mountain School for the FY 23/24 was \$37,258.27. We would anticipate that a better roof could ease this rate by approximately 10%.

● **Campuses Impacted by this Grant Application** ●

**Harrison 2 - Multi-Site Roof Replacement - Giberson ES - 1975**

<b>District:</b>	Harrison 2
<b>School Name:</b>	Giberson ES
<b>Address:</b>	2880 Ferber Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	60,218
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$21,352,358
<b>Condition Budget:</b>	\$8,755,238
<b>Total FCI:</b>	0.41
<b>Adequacy Index:</b>	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,039,512	\$689,550	0.23
Equipment and Furnishings	\$342,668	\$289,533	0.84
Exterior Enclosure	\$2,891,337	\$1,371,595	0.47
Fire Protection	\$761,767	\$15,928	0.02
HVAC System	\$3,854,993	\$2,827,832	0.73
Interior Construction and Conveyance	\$3,517,473	\$1,309,746	0.37
Plumbing System	\$1,300,271	\$230,315	0.18
Site	\$2,616,703	\$2,020,741	0.77
Structure	\$3,027,634	\$0	0.00
<b>Overall - Total</b>	<b>\$21,352,358</b>	<b>\$8,755,240</b>	<b>0.41</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Giberson ES Site	435,600	0.77	1975	\$2,616,703	\$2,020,741
Giberson ES Main	60,218	0.36	1975	\$18,735,654	\$6,734,499
<b>Overall - Total</b>	<b>495,818</b>	<b>0.41</b>		<b>\$21,352,358</b>	<b>\$8,755,240</b>

● **Campuses Impacted by this Grant Application** ●

**Harrison 2 - Multi-Site Roof Replacement - Panorama MS - 1973**

<b>District:</b>	Harrison 2
<b>School Name:</b>	Panorama MS
<b>Address:</b>	2145 South Chelton Road
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	138,540
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$39,503,112
<b>Condition Budget:</b>	\$24,820,360
<b>Total FCI:</b>	0.63
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,578,069	\$4,960,980	0.75
Equipment and Furnishings	\$1,464,260	\$574,127	0.39
Exterior Enclosure	\$5,067,122	\$3,525,147	0.70
Fire Protection	\$7,383	\$1,925,624	260.83
HVAC System	\$5,273,153	\$3,844,195	0.73
Interior Construction and Conveyance	\$9,489,132	\$6,109,321	0.64
Plumbing System	\$3,253,520	\$3,272,143	1.01
Site	\$3,080,467	\$2,494,450	0.81
Structure	\$5,290,005	\$40,000	0.01
<b>Overall - Total</b>	<b>\$39,503,112</b>	<b>\$26,745,987</b>	<b>0.68</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Panorama MS Main	138,540	0.61	1973	\$36,422,644	\$24,251,537
Panorama MS Site	853,420	0.81	1973	\$3,080,467	\$2,494,450
<b>Overall - Total</b>	<b>991,960</b>	<b>0.63</b>		<b>\$39,503,112</b>	<b>\$26,745,987</b>

● **Campuses Impacted by this Grant Application** ●

**Harrison 2 - Multi-Site Roof Replacement - Sierra HS - 1985**

<b>District:</b>	Harrison 2
<b>School Name:</b>	Sierra HS
<b>Address:</b>	2250 Jet Wing Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	217,914
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$84,302,199
<b>Condition Budget:</b>	\$20,570,596
<b>Total FCI:</b>	0.24
<b>Adequacy Index:</b>	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$11,548,328	\$2,165,789	0.19
Equipment and Furnishings	\$2,360,540	\$1,154,419	0.49
Exterior Enclosure	\$7,726,772	\$4,538,944	0.59
Fire Protection	\$85,266	\$2,714,148	31.83
HVAC System	\$18,372,878	\$970,219	0.05
Interior Construction and Conveyance	\$11,318,073	\$4,750,998	0.42
Plumbing System	\$5,042,182	\$1,777,776	0.35
Site	\$12,361,328	\$3,602,719	0.29
Special Construction	\$1,226,875	\$1,533,593	1.25
Structure	\$14,259,958	\$0	0.00
<b>Overall - Total</b>	<b>\$84,302,199</b>	<b>\$23,208,605</b>	<b>0.28</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sierra HS Site	1,306,800	0.29	1985	\$12,361,328	\$3,602,719
Sierra HS Main	217,914	0.24	1985	\$71,940,871	\$19,605,886
<b>Overall - Total</b>	<b>1,524,714</b>	<b>0.24</b>		<b>\$84,302,199</b>	<b>\$23,208,605</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Harrison 2

**County:** El Paso

**Project Title:** Multi-Site Roof Replacement

<b>Current Grant Request:</b>	\$1,640,294.27	<b>CDE Minimum Match %:</b>	40%
<b>Current Applicant Match:</b>	\$1,093,529.52	<b>Actual Match % Provided:</b>	40%
<b>Current Project Request:</b>	\$2,733,823.79	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$2,733,823.79	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$9.20	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Affected Pupils:</b>	1,473
<b>Hard Costs Per Sq Ft:</b>	\$9.20	<b>Cost Per Pupil:</b>	\$1,856
<b>Previous BEST Grant(s):</b>	16	<b>Gross Sq Ft Per Pupil:</b>	278
<b>Previous BEST Total \$:</b>	\$24,548,853.93		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	12,202	<b>Bonded Debt Approved:</b>	\$180,000,000
<b>Assessed Valuation:</b>	\$1,019,965,770	<b>Year(s) Bond Approved:</b>	18
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$82,611	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$175,950,000
<b>Median Household Income:</b>	\$63,570	<b>Total Bond Capacity:</b>	\$203,993,154
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	66.3%	<b>Bond Capacity Remaining:</b>	\$28,043,154
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$481.62		
<small>Statewide Avg: \$1,368</small>			



I. Facility Profile

Harrison 2 (0980) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site Roof Replacement (0980-SG00013) - - New - Application Number (46)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Giberson Elementary School - 0980-3392

\* Facility Name & Code

Panorama Middle School - 0980-6686

\* Facility Name & Code

Sierra High School - 0980-7882

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

## Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

### C. Who is the facility owned by?

School District

Charter School

BOCES

Colorado School for the Deaf and Blind

3rd Party - Please explain the ownership structure, including right to own and make improvements

\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

\*

## Facility Condition

\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

At the time of their original construction, the public school facilities in question were built to meet the educational needs of their respective communities.

-Giberson Elementary School, built in 1975, was later expanded in 2002 to accommodate a growing student population in the area. This addition was necessary to ensure that the school could continue to provide adequate learning spaces as enrollment increased.

-Panorama Middle School, originally constructed in 1973, underwent additions in both 1988 and 1997. These expansions were likely implemented to address evolving educational needs, increased enrollment, or programmatic enhancements to better support students.

-Sierra High School, built in 1985, was expanded in 1995 with the construction of a "new wing" and an enlargement of the Cafeteria Commons to better serve the student body. Additionally, a pool was added at that time, though it was not part of the original design. These improvements were made to enhance the school's capacity and facilities, ensuring a better learning and extracurricular experience for students.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has made significant capital improvements to ensure that these facilities remain suitable for students. Below is a summary of recent capital projects undertaken at each school:

-Giberson Elementary School recently underwent a bond-funded renovation, making it the third most recent site in the district to receive such upgrades. The renovation included the complete replacement of the building's mechanical systems, interior finish upgrades, and exterior improvements such as paint and concrete work. Notably, there is no history of roof work, and records indicate that the roof is likely original to the building.

-Panorama Middle School is nearing completion of its bond-funded renovation. Initially planned improvements included upgrades to HVAC, plumbing, electrical/lighting, fire alarm panel (FAP), the Bogen communication system, and exterior enhancements. However, during the early phase of construction, an asbestos release occurred, necessitating major abatement and cleanup efforts. This unexpected event led to a substantial expansion of the project scope, including the full replacement of all ductwork and ceilings.

-Sierra High School has received multiple capital improvements. A new cooling tower, chiller, and domestic hot water system were installed as part of its HVAC upgrades. The former Wood and Auto Shops were remodeled to accommodate athletic training and nursing programs. Additionally, the Media Center underwent an extensive remodel, and several restrooms were upgraded to meet ADA 2010 accessibility standards.

These improvements reflect the district's commitment to maintaining and enhancing its facilities to support a safe and modern learning environment for students.

## **G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Since 2020, the district has steadily increased its capital budget to address the growing needs of its facilities. The budget has expanded from \$1 million in 2021 to \$2.3 million in 2023, with funds allocated based on priorities set by the District Executive Team. These figures represent districtwide capital outlay efforts rather than those of a specific facility.

In 2024, the district took further steps to enhance long-term planning by establishing a District Long-Range Planning Committee. This committee includes community members, students, district employees, members of the District Accountability Committee (DAC), and professionals from the construction, architecture, and engineering fields.

Additionally, the district has completed comprehensive facility assessments across all locations and conducted an ASHRAE Level 3 Energy Audit to support strategic planning for future infrastructure needs.

To improve capital project forecasting and prioritization, the district is working closely with Wember, the owner's representative from the bond project, to update and complete a Facilities Condition Assessment. This assessment will provide critical data to guide future investments and ensure that capital improvements align with long-term district needs.

In reference to the CDE's Capital Renewal Policy, the district's annual capital reserve budget of \$2.3M exceeds the CDE's policy.

Prior to 2020, there is limited available information regarding the annual budgeting process for capital outlay.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Harrison 2 (0980) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site Roof Replacement (0980-SG00013) - - New - Application Number (46)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Harrison School District Two (HSD2) serves over 13,000 students in southeast Colorado Springs, a historically underserved area with a high proportion of low-income families, English language learners, and students with disabilities. Approximately 76% of our students qualify for free and reduced meals, reflecting the economic challenges our community faces. Despite these challenges, HSD2 is committed to providing high-quality education, diverse learning options, and innovative programs that prepare students for success.

However, our district is facing critical facility challenges, particularly with aging and deteriorating roofs at several of our schools. Past bond funding was allocated to major infrastructure and educational upgrades, leaving essential roofing projects unfunded. As a result, we are now experiencing widespread leaks, water damage, and safety hazards across multiple buildings.

- Sierra High School and Giberson Elementary School require full roof replacements to address severe membrane deterioration, ongoing leaks, and compromised structural integrity.
- Panorama Middle School needs a partial roof replacement to mitigate water intrusion, ceiling tile collapses, and tripping hazards caused by swelling gym floors.

Despite our best efforts to extend the lifespan of these roofs through patchwork repairs, the damage has become too extensive to manage with our existing capital reserve funds. We have new gym floors already sustaining water damage, newly renovated classrooms with ceiling tiles at risk of collapse, and persistent leaks that distract students from learning.

To ensure safe, accessible, and conducive learning environments, HSD2 is requesting BEST grant funding to complete these necessary roof replacements. These upgrades will protect our recent facility investments, improve safety for students and staff, and allow us to continue delivering high-quality education without the distraction of failing infrastructure. Without this funding, we simply cannot complete these projects at the scale required.

Investing in strong, secure facilities is an investment in our students' future. With the support of the BEST program, we can address these urgent needs and provide our students with the safe, high-quality learning environments they deserve.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

**Deficiency**

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Existing Conditions, Deficiencies, and Justification for BEST Grant Funding

The current roofing conditions at Giberson Elementary School, Panorama Middle School, and Sierra High School have reached a critical state, presenting significant safety hazards, structural concerns, and health risks for students and staff. Despite ongoing maintenance efforts, the roofing systems at these facilities continue to experience severe leaks, water damage, and structural degradation, making immediate intervention necessary.

Existing Conditions and Deficiencies:

According to CDE's Facility Condition Assessment, the Roofing System Condition Index (SCI) scores for Giberson Elementary and Panorama Middle School are both 1.25, exceeding the 1.0 threshold that indicates the need for replacement. The SCI rating for Sierra High School is pending, but existing damage and ongoing failures at the site suggest similar deficiencies.

Key Deficiencies at Each School:

Panorama Middle School (SCI: 1.25)

- Severe flooding in the locker room area due to prolonged water saturation, making parts of the facility unusable.
- Roofing deterioration has caused persistent leaks, leading to ongoing slip-and-fall hazards.

Giberson Elementary School (SCI: 1.25)

- Persistent leaks have resulted in significant water damage to classroom ceilings, creating potential collapse risks.
- Warped and swollen flooring in gym areas, increasing tripping hazards and damaging recently completed facility upgrades.

Sierra High School (SCI: TBD, but exhibiting severe deficiencies)

- Multiple classroom leaks, leading to water intrusion and air quality concerns due to potential mold growth.

- Deteriorating roofing membrane, making further patching ineffective and increasing the risk of structural failure.
- Significant flooring damage in hallways and gym areas, where prolonged exposure to moisture has caused buckling, warping, and unsafe walking surfaces. These issues pose tripping hazards for students and staff and undermine the integrity of existing facility investments.

#### Health and Safety Hazards:

These deficiencies directly align with the statutory priorities of the BEST Grant by addressing critical health, safety, and structural concerns:

- Structural Integrity Risks - The roofing membranes are beyond their functional lifespan, increasing the likelihood of further leaks and potential structural failures.
- Mold and Air Quality Issues - Continued moisture penetration raises concerns about mold growth, which could lead to respiratory issues for students and staff.
- Severe Flooring Damage - Water-damaged floors at Sierra High School create unsafe conditions, requiring immediate attention to prevent injuries.
- Educational Disruptions - Water-damaged ceilings, facility closures, and constant classroom disruptions create an unstable learning environment for students.

#### Urgency for BEST Grant Funding:

The district has exhausted bond funding on other critical infrastructure projects, leaving insufficient resources to fully address these necessary roof replacements. Continued temporary repairs are no longer viable and represent an unsustainable financial burden. Without BEST grant funding, Harrison School District Two will be unable to ensure safe, dry, and structurally sound learning environments for our students.

#### By securing this grant, the district will:

- ? Prevent further structural deterioration and escalating repair costs.
- ? Protect the safety and well-being of students and staff.
- ? Preserve previous capital investments in school improvements.

The inclusion of CDE's Facility Condition Assessment ratings (SCI scores of 1.25 for Panorama MS and Giberson ES) reinforces the urgency of replacing these roofs, as their condition has surpassed the threshold that justifies full system replacement. The SCI score for Sierra High School remains pending, but visible deficiencies-including roof leaks and severe flooring damage-clearly demonstrate the need for inclusion in this project.

#### \* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Harrison School District Two has conducted a thorough and strategic investigation to assess and prioritize the roofing deficiencies at Giberson Elementary School, Panorama Middle School, and Sierra High School. Our approach ensures that we are addressing the most critical infrastructure needs first while maintaining responsible stewardship of district resources.

The district has completed a full Facility Condition Assessment (FCA) across all schools, which identified and documented the roofing deficiencies at these sites. This assessment provided an objective evaluation of our facilities' conditions, confirming that these three schools require urgent intervention due to their deteriorated roofs.

To further validate these findings, we have worked closely with our Owners Representative and contractor, who conducted on-site evaluations and provided expert recommendations on which roofs required immediate attention. A priority rating system was established to rank roofing needs across the district,



ensuring that the most at-risk facilities were addressed first.

Beyond formal assessments, observable conditions and past incidents have also demonstrated the urgency of this project. Recent snowstorms and heavy rainfall have exposed major vulnerabilities, with significant water intrusion, interior flooding, and structural damage occurring at these sites. At Panorama Middle School, a severe roof saturation event led to major flooding in the locker room area, further highlighting the need for action. Ongoing maintenance challenges, including waterlogged ceiling tiles, swelling gym floors, and increasing leak points, make it clear that patching and minor repairs are no longer effective.

By leveraging professional assessments, expert recommendations, and real-time facility data, we have identified that full roof replacements at Giberson and Sierra, along with a partial replacement at Panorama, are essential to ensuring safe, secure, and sustainable learning environments for our students and staff.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Sierra High School

Roof Area A & H

- 1) Remove the existing roof membrane, insulation, base flashing, coping, fascia, edge, and counter flashing.
- 2) Install two layers 2" polyisocyanurate roof insulation - asphalt adhered.
- 3) Install ½" wood fiber insulation in hot asphalt.
- 4) Install large sumps at each roof drain.
- 5) Install crickets as required to provide positive drainage.
  - a. No Expanded Polystyrene (EPS) insulation permitted.
  - b. Cricket must be sized to eliminate ponding water.
- 6) Install SBS Base Ply in hot asphalt.
- 7) Install SBS Premium FR cap sheet in hot asphalt.
- 8) Install base flashing per manufacturer's requirements
  - a. Use SBS Premium base flashing and backer ply.
  - b. Three course flashing laps and corners using non-asbestos flashing cement.
  - c. Install fiber aluminum roof coating on all base flashing.
- 9) Install coping with continuous clip (22 ga.).
  - a. Use Kynar finished sheet metal-24 gage.
  - b. The owner to choose from manufacturer's full range of colors.
- 10) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.
  - a. Lead flashing is to be used on all round tubing or pipe.
  - b. The use of pitch pans shall be limited.
    - a. Fill pitch pans with pourable sealer (mix thoroughly)
- 11) Install new pre-finished counter flashing.

- a. Use Kynar finished sheet metal-24 gage.
- b. The owner to choose from manufacturer's full range of colors.
- 12) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.
- 13) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
  - a. The minimum finished flashing height for this project is eight inches above the finished roof.
  - b. Cost to raise flashing heights shall be borne by the contractor.
  - c. Install wood blocking to accommodate the required flashing height.
- 14) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
  - a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.
  - b. Replace all drain and drain pipe using similar materials and methods.

Roof Area B-G

- 15) Salvage the existing ballast for reuse.
- 16) Remove the existing roof membrane, base flashing, coping, fascia, edge, and counter flashing.
- 17) Replace wet / damaged polyisocyanurate insulation to match the existing.
- 18) Install ½" wood fiber insulation - loose.
- 19) Install 60 mil EPDM - ballasted per manufacturer's requirements.
- 20) Install flashing per manufacturer's requirements.
  - a. Terminate wall flashing with termination bar fastened no less than 12" OC.
  - b. Install 24 ga. counter flashing.
- 21) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.
  - a. Lead flashing is to be used on all round tubing or pipe.
  - b. The use of pitch pans shall be limited.
  - b. Fill pitch pans with pourable sealer (mix thoroughly)
- 22) Distribute ballast evenly.
- 23) Install new edge and fascia with continuous clip (22 ga.).
  - a. Use Kynar finished sheet metal-24 gage.
  - b. The owner to choose from manufacturer's full range of colors.
- 24) Install new pre-finished counter flashing.
  - a. Use Kynar finished sheet metal-24 gage.
  - b. The owner to choose from manufacturer's full range of colors.
- 25) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.
- 26) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
  - a. The minimum finished flashing height for this project is eight inches above the finished roof.
  - b. Cost to raise flashing heights shall be borne by the contractor.
  - c. Install wood blocking to accommodate the required flashing height.
- 27) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
  - a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.

- b. Replace all drain and drain pipe using similar materials and methods.
- 28) Replace missing, damaged, or plastic drain baskets and rings with new cast iron. New cast iron strainers as manufactured by the drain bowl manufacturer.

Giberson Elementary School

- 1) Remove the existing roof membrane, insulation, base flashing, coping, fascia, edge, and counter flashing.
- 2) Install R-25.8 or R-30 polyisocyanurate roof insulation as designated on the drawing - mechanically attached.
  - a. Attached for 72 mph wind warranty
- 3) Install ½" wood fiber insulation in hot asphalt.
- 4) Install large sumps at each roof drain.
- 5) Install crickets as required to provide positive drainage.
  - a. No Expanded Polystyrene (EPS) insulation permitted.
  - b. Cricket must be sized to eliminate ponding water.
- 6) Install four plies of Type IV fiberglass felt in hot asphalt.
- 7) Install base flashing per manufacturer's requirements
  - a. Use SBS Premium base flashing and backer ply.
  - b. Three course flashing laps and corners using non-asbestos flashing cement.
  - c. Install fiber aluminum roof coating on all base flashing.
- 8) Install gravel in hot asphalt.
- 9) Install new edge and fascia with continuous clip (22 ga.).
  - a. Use Kynar finished sheet metal-24 gage.
  - b. The owner to choose from manufacturer's full range of colors.
- 10) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.
  - a. Lead flashing is to be used on all round tubing or pipe.
  - b. The use of pitch pans shall be limited.
    - a. Fill pitch pans with pourable sealer (mix thoroughly)
- 11) Install new pre-finished counter flashing.
  - a. Use Kynar finished sheet metal-24 gage.
  - b. The owner to choose from manufacturer's full range of colors.
- 12) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.
- 13) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
  - a. The minimum finished flashing height for this project is eight inches above the finished roof.
  - b. Cost to raise flashing heights shall be borne by the contractor.
  - c. Install wood blocking to accommodate the required flashing height.
- 14) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
  - a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.
  - b. Replace all drain and drain pipe using similar materials and methods.

15) Replace missing, damaged, or plastic drain baskets and rings with new cast iron. New cast iron strainers as manufactured by the drain bowl manufacturer.

Panorama Middle School

1) Remove the existing roof membrane, insulation, base flashing, coping, fascia, edge, and counter flashing.

2) Install polyisocyanurate roof insulation R=23.6 - mechanically attached.

a. Attached for 72 mph wind warranty

3) Install ½" wood fiber insulation in hot asphalt.

4) Install large sumps at each roof drain.

5) Install crickets as required to provide positive drainage.

a. No Expanded Polystyrene (EPS) insulation permitted.

b. Cricket must be sized to eliminate ponding water.

6) Install SBS Base Ply in hot asphalt.

7) Install SBS Premium FR cap sheet in hot asphalt.

8) Install base flashing per manufacturer's requirements

a. Use SBS Premium base flashing and backer ply.

b. Three course flashing laps and corners using non-asbestos flashing cement.

c. Install fiber aluminum roof coating on all base flashing.

9) Install coping with continuous clip (22 ga.).

a. Use Kynar finished sheet metal-24 gage.

b. The owner to choose from manufacturer's full range of colors.

10) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.

a. Lead flashing is to be used on all round tubing or pipe.

b. The use of pitch pans shall be limited.

a. Fill pitch pans with pourable sealer (mix thoroughly)

11) Install new pre-finished counter flashing.

a. Use Kynar finished sheet metal-24 gage.

b. The owner to choose from manufacturer's full range of colors.

12) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.

13) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.

a. The minimum finished flashing height for this project is eight inches above the finished roof.

b. Cost to raise flashing heights shall be borne by the contractor.

c. Install wood blocking to accommodate the required flashing height.

14) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.

a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.

b. Replace all drain and drain pipe using similar materials and methods.

15) Replace missing, damaged, or plastic drain baskets and rings with new cast iron. New cast iron strainers as manufactured by the drain bowl manufacturer.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Harrison School District Two has undertaken a comprehensive planning and evaluation process to ensure that the proposed roofing solution is the most efficient and effective use of state and local resources. We have worked closely with our Owners Representative and contractor to assess multiple options and determine the best course of action for addressing the critical roofing deficiencies at Giberson Elementary School, Panorama Middle School, and Sierra High School.

As part of this process, we conducted detailed site assessments to evaluate the current conditions of these facilities. These assessments provided a thorough understanding of the structural integrity of each roof, the extent of water damage, and the ongoing maintenance challenges. By analyzing these factors, we were able to determine that patching and minor repairs were no longer viable solutions and that full reroofing at Giberson and Sierra, along with a partial reroof at Panorama, was necessary to ensure long-term building sustainability.

In addition to site assessments, we evaluated roofing materials and construction methods to select the most cost-effective and durable solution. The proposed reroofing plan includes installing a high-quality membrane system that will provide a 20-year warranty, ensuring long-term protection and reducing future maintenance costs. This selection aligns with industry best practices for school facilities and meets all necessary construction and safety standards.

By conducting a thorough evaluation of facility needs, consulting with experts, and selecting a solution that balances durability, cost-efficiency, and long-term benefits, we have ensured that this project is a responsible investment in our district's infrastructure. The proposed roofing improvements will provide safe, secure, and sustainable learning environments for our students and staff while maximizing the value of state and local resources.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing deficiencies at Giberson Elementary School, Panorama Middle School, and Sierra High School must be addressed within the next 1-5 years to prevent full system failure, as identified in CDE's Facility Condition Assessment.

- Giberson Elementary School - The built-up roofing system is due for replacement within 1-5 years (Priority 3 per CDE's assessment).
- Panorama Middle School - The built-up roofing system is also due for replacement within 1-5 years (Priority 3 per CDE's assessment).
- Sierra High School - The Facility Condition Assessment report is still pending, but existing damage and frequent emergency repairs indicate that failure is imminent.

The district has already observed increasing leaks, worsening structural degradation, and growing safety risks, particularly during heavy snowfall and rain. If replacement is delayed, the roofs will continue to fail, resulting in:

- Severe structural damage - Water intrusion will compromise roof decking, insulation, and structural supports, leading to higher repair costs and possible emergency closures.

- Increased safety hazards - Ceiling collapses, water-damaged flooring, and mold growth will create dangerous learning conditions for students and staff.
- Escalating financial burdens - Without full roof replacements, the district will waste limited resources on ineffective short-term patching, increasing operational and maintenance costs.
- Disruptions to education - Leaks will continue to impact classrooms, gymnasiums, and hallways, leading to classroom relocations, facility closures, and lost instructional time.
- Damage to newly renovated areas - Water intrusion at Sierra High School has already damaged gym floors and ceilings. Without intervention, bond-funded improvements will be at risk of deterioration, wasting previous investments.

Consequences if BEST Grant Funding Is Not Secured:

If this project is not awarded, the district will be forced to continue temporary repairs, stretching already limited maintenance funds while delaying an inevitable full replacement. Without proper funding, the district will remain in a reactive state, unable to provide safe, dry, and structurally sound facilities for students and staff.

The need for replacement is immediate. The CDE Facility Condition Assessment findings further validate the urgency of these projects, and without action now, the district risks catastrophic roofing failures, emergency closures, and significantly higher long-term costs.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Harrison School District Two has a comprehensive maintenance and capital renewal strategy to ensure the long-term sustainability of the proposed roof replacements at Giberson Elementary School, Panorama Middle School, and Sierra High School. The District is committed to maximizing the lifespan of these new roofing systems through proactive maintenance, strategic capital planning, and a structured funding approach that aligns with CDE's Capital Renewal Policy.

Annual Maintenance & Capital Renewal Budget:

- The District allocates \$387,599 annually from the General Fund for maintenance and repairs, ensuring that routine and emergency work is addressed

promptly.

- The District maintains a \$2.3 million Capital Reserve Fund dedicated to the maintenance, repair, and replacement of capital equipment, including roofing systems.
- In alignment with CDE's Capital Renewal Policy, the District recognizes the recommendation that each qualifying grantee contribute 1.5% of annual per-pupil revenue (PPR) toward capital renewal reserves.
- The District's Per-Pupil Revenue (PPR) is \$11,457.45, and with 1,473 pupils, the recommended annual contribution would be \$253,219.
- The District's current \$2.3 million Capital Reserve Fund exceeds this recommendation, demonstrating a strong commitment to long-term facility maintenance.

#### Preventative Maintenance Program:

The District has an aggressive preventative maintenance program designed to extend the useful life of its facilities, including:

- Regular Roof Inspections & Monitoring
- Weekly inspections by building custodial and maintenance teams to assess roofing conditions, drainage systems, and potential issues.
- Annual comprehensive evaluations incorporated into the District's Capital Reserve planning process to identify long-term maintenance needs.
- FMX Work Order System
- The District utilizes FMX, an interactive building work order system, to schedule preventative maintenance tasks, track repairs, and ensure accountability for ongoing roof care.
- Staff Training & Response Protocols
- Custodial and maintenance teams receive regular training on roofing system care to identify early warning signs of deterioration, allowing for proactive interventions before issues escalate.

#### Warranties & Long-Term Planning for Roof Replacements:

- The new roofing systems will be covered by a 20-year manufacturer's warranty, significantly reducing the likelihood of major repair costs in the near future.
- As the roofs near the end of their expected lifespan, the District will allocate funds through its Capital Reserve Plan to ensure timely and proactive replacement without reliance on emergency funding.

By securing BEST grant funding, Harrison School District Two will protect this investment and ensure the safety, functionality, and longevity of its school facilities. The District's Capital Reserve strategy, preventative maintenance efforts, and alignment with CDE's Capital Renewal Policy demonstrate a sustainable, well-planned approach to maintaining and ultimately replacing these critical roofing systems.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

## AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A



III. Detailed Project Cost Summary

Harrison 2 (0980) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site Roof Replacement (0980-SG00013) - - New - Application Number (46)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

40.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

40

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,733,823.79
D. Applicant Match to this Project	\$	1,093,529.52
E. Requested BEST Grant Amount	\$	1,640,294.27
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	2,733,823.79

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

278


5 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

05/27/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/04/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We arrived at the project estimate by issuing a competitive bid, following the Request for Proposal (RFP) process, and awarding the contract to the lowest responsible bidder.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by District personnel, who bring decades of combined experience in managing capital improvement projects. Their responsibilities include planning, coordination, budget oversight, contractor management, and ensuring compliance with safety and quality standards. Additionally, the district has a long-standing relationship with the selected roofing contractor, who has been working on district-wide projects since 1999. This established partnership ensures familiarity with district facilities, expectations, and standards, contributing to an efficient and well-executed project.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Harrison School District Two has completed a competitive Request for Proposal (RFP) process to ensure compliance with procurement guidelines. Through this process, Weathercraft Co. was selected as the contractor for this project.

The district adhered to open competitive selection requirements, evaluating bids based on cost, qualifications, experience, and project scope alignment. Since the selection followed the established procurement process, no deviations from the required guidelines are necessary.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The voters of Harrison School District Two approved a \$180 million bond issue in November 2018, as well as a \$9.0 million mill levy override for the next 10 years.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Our annual gas and electric utility costs for each school is as follows:

Sierra High School: \$171,973.09

Panorama Middle School: \$91,286.91

Giberson Elementary School: \$44,135.45

We expect to see a reduction in energy costs from bringing insulation up to code. Giberson Elementary and Sierra High School would see a noticeable reduction in gas and electricity usage due to the complete reroof each of those schools will receive. The partial reroof at Panorama will generate energy savings but may be hard to quantify. Overall, we are anticipating upwards to a 5% reduction in gas and electricity.

● **Campuses Impacted by this Grant Application** ●

**Peyton 23 Jt - Jr./Sr. HS Roof Replacement - Peyton Jr/Sr HS - 2005**

<b>District:</b>	Peyton 23 JT
<b>School Name:</b>	Peyton Jr/Sr HS
<b>Address:</b>	13885 Bradshaw Road
<b>City:</b>	Peyton
<b>Gross Area (SF):</b>	49,459
<b>Number of Buildings:</b>	6
<b>Replacement Value:</b>	\$16,691,671
<b>Condition Budget:</b>	\$6,527,792
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.08



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,365,212	\$1,115,755	0.47
Equipment and Furnishings	\$1,155,157	\$322,591	0.28
Exterior Enclosure	\$3,133,796	\$1,004,936	0.32
Fire Protection	\$595,756	\$15,928	0.03
HVAC System	\$1,672,478	\$1,106,708	0.66
Interior Construction and Conveyance	\$3,096,254	\$2,169,492	0.70
Plumbing System	\$857,454	\$24,312	0.03
Site	\$1,732,902	\$646,286	0.37
Special Construction	\$289,972	\$115,988	0.40
Structure	\$1,792,690	\$5,796	0.00
<b>Overall - Total</b>	<b>\$16,691,671</b>	<b>\$6,527,792</b>	<b>0.39</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Peyton Jr/Sr HS Mod 5	1,632	0.21	2013	\$206,812	\$42,446
Peyton Jr/Sr HS Mod 1	1,440	0.98	1999	\$183,412	\$180,251
Peyton Jr/Sr HS Mod 2	1,440	0.55	2002	\$183,412	\$100,570
Peyton Jr/Sr HS Mod 3	1,440	0.98	1999	\$183,412	\$180,251
Peyton Jr/Sr HS Mod 4	1,722	0.43	2007	\$215,505	\$93,075
Peyton Jr/Sr HS Main	41,785	0.38	2005	\$13,986,216	\$5,284,913
Peyton Jr/Sr HS Site	3,354,120	0.37	2005	\$1,732,902	\$646,286
<b>Overall - Total</b>	<b>3,403,579</b>	<b>0.39</b>		<b>\$16,691,671</b>	<b>\$6,527,792</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Peyton 23 Jt

**County:** El Paso

**Project Title:** Jr./Sr. HS Roof Replacement

<b>Current Grant Request:</b>	\$456,119.49	<b>CDE Minimum Match %:</b>	75%
<b>Current Applicant Match:</b>	\$656,367.08	<b>Actual Match % Provided:</b>	59%
<b>Current Project Request:</b>	\$1,112,486.57	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$1,112,486.57	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$23.30	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.52	<b>Affected Pupils:</b>	278
<b>Hard Costs Per Sq Ft:</b>	\$22.78	<b>Cost Per Pupil:</b>	\$4,002
<b>Previous BEST Grant(s):</b>	3	<b>Gross Sq Ft Per Pupil:</b>	180
<b>Previous BEST Total \$:</b>	\$614,009.14		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	557	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$75,383,100	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median:</small>	<small>\$133,539,963</small>	<b>Bonded Debt Failed:</b>	\$8,000,000
<b>PPAV:</b>	\$135,338	<b>Year(s) Bond Failed:</b>	23
<small>Statewide PPAV:</small>	<small>\$215,398</small>	<b>Outstanding Bonded Debt:</b>	\$300,000
<b>Median Household Income:</b>	\$112,105	<b>Total Bond Capacity:</b>	\$15,076,620
<small>Statewide Avg:</small>	<small>\$79,577</small>	<small>Statewide Median:</small>	<small>\$26,607,993</small>
<b>Free Reduced Lunch %:</b>	28.0%	<b>Bond Capacity Remaining:</b>	\$14,776,620
<small>Statewide District Avg:</small>	<small>50.51%</small>	<small>Statewide Median:</small>	<small>\$15,364,212</small>
<b>Total Mills \$/Capita:</b>	\$384.46		
<small>Statewide Avg:</small>	<small>\$1,368</small>		

I. Facility Profile

**Peyton 23 Jt (1060) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr.-Sr. HS Roof Replacement (1060-SG00002) - - New - Application Number (18)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

**\* Facility Name & Code**

Peyton Junior High School - 1060-6900 ▼

**\* Facility Name & Code**

Peyton Senior High School - 1060-6902 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

## Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

\*

## Facility Condition

\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

This facility was new constructed new for the Peyton School District 23jt in 2004-2005. The four modular classroom buildings included in this roof replacement grant request were manufactured in the 1999 - 2002 time frame and were in good to very good condition when placed into service in the 2005-2006 time frame.

\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.

The first significant improvement was the addition of 5 modular classroom buildings providing 10 additional classrooms, ranging from 2006 to 2013. Replacement and upgrades to HVAC systems; a new make up air unit for the gymnasium and a new heat pump unit for modular building #1 in 2017. Long's HVAC control system in 2017. A new well pump and motor were installed in 2018. Fencing and gates around the modular classroom buildings in 2019. Complete conversion to LED lighting in 2019. Upgraded alarm and video surveillance systems in 2021. New asphalt roadway and parking in 2021. Hot water boiler system replaced with new high efficiency water heater systems in 2022. ADA compliant sidewalks installed at the modular classroom buildings in 2022. LVP flooring installed in all modular classroom buildings 2023. Replacement of water damaged section of the gymnasium floor in 2023. Additional ADA and



visitor parking area 2024. Significant draining and grading repairs and upgrades in 2024. Fire pump repairs / upgrades in 2024. New pumps & motors (3 each) for potable water system in 2024. Access control system in 2024. Visitor management system in 2025.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Peyton School District maintains a list of needs for facility improvements and repairs. This list is currently being updated with the completion of a new and revised Facilities Master Plan. At the District level the list is reviewed every year for accuracy by the Facilities Director, Superintendent, District Leadership team, and the Board of Education. At the building level, custodians and administrative teams make recommendations and explain needs, the School Accountability Committees also make recommendations. Starting in January of each school year, the District Accountability Committee considers the list of facility needs and makes recommendations to the board of education regarding the capital projects for the following school year. These recommendations are built into the budget that is then approved by the board of education every June. As stated previously, an average of \$200,000 has been spent per year on district-wide facility improvements and repairs in the last eight years. Additionally, the district has made long range plans to take in account the needs of the priority list as well as setting aside funds from the fund balance to continue work on all buildings in the district. The BOE knows that fund balance will be utilized, and with the incoming growth the district feels comfortable with the upcoming matching costs for the district. This will be greater than the CDE'S capital reserve capital polciy, but within the means of the district.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Peyton 23 Jt (1060) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr.-Sr. HS Roof Replacement (1060-SG00002) - - New - Application Number (18)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

N/A

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The problem we are facing is moisture entry into the buildings threatening the health and safety of our students, staff and guests. The moisture entry also causes damage to our facilities, furnishings and can disrupt the educational process. We are seeking a BEST grant to help us replace the roof on our JH/HS. The existing roofing materials are at / beyond their useful life and the leaks are becoming more and more of an issue. The most cost effective solution is to replace the deteriorating roofing materials with new materials of the same type; EPDM and asphalt shingles. Moisture entry into the buildings can also create indoor air quality and health issues.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roof is a 20 year old ballasted EPDM material that is at the end of its useful life (15 to 20 years) and has experienced several areas of separations and leaks. The roof structure is a metal deck over 16, 18 & 47" trusses with a flat / low slope (1/8" to 3/16") to the perimeter. Approximately 3 1/2" of insulation board is present. All warranties expired over 10 years ago. Although the roof membrane is failing, after multiple evaluations we do not have any indications of issues with the roof structure. Some damage to the insulation is expected due to the repeated water entry and the freeze / thaw cycles. The most common areas of leaks are near the perimeter of the roof and at the roof penetrations with some areas of separations at the seams / joints experienced as well. There are several areas that have separated and been patched / repaired; many have patches on top of patches. Just about every time we walk the roof, we find more separations and voids in the roof membrane. Cave Consulting determined the majority of the damage, separations and leaks are a result of the material shrinking due to age and there is no repair options available for shrinking EPDM materials. As the material shrinks it pulls away from attachment points at the perimeter of the roof and at the roof penetrations.

As detailed in the CDE Facility Condition Report the "Single-Ply Membrane - Ballasted" roof system is due for renewal within 5 years of the inspection dated 1/29/20 at an expected cost of \$930,535.00. It also listed a SCI score of 1.25 over the 1.0 threshold for systems due for replacement.

The lap joints, seams and repairs also get pulled apart due to the shrinking of the EPDM material. District staff does ongoing repairs to help stop / reduce the water entry into the building. Due to the nature and condition of the roof, there are new and recurring leaks during and after almost every storm. The ballasting material covers the roof membrane and hides areas of separations and damage. The modular classroom buildings (4) have shingle roofs that are beyond their useful life as well with visible damage, missing shingles and significant loss of aggregate (due to age, wear and hail damage). This causes staff to be reactionary in nature and respond to reports of water leaking into the interior. Water entry is noted in areas throughout the building, district staff is diligent about trying to minimize the impact to the educational process, damage to the building and contents as well as the risk of health and safety issues related to moisture entry. This includes moisture mitigation in the building's interior, patching & repairing the roof where possible and replacing ceiling tiles. The volume, frequency and repeated nature of moisture entry into the interior of the building are direct and continuing threats to the health, safety and welfare of our students, staff and visitors. Repeated moisture entry also endangers our facility and FF&E.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

We perform multiple inspections of the roof surfaces and conditions annually and have had 3 different roofing contractors inspect the roof surfaces as well this year. We also had the CDE Facility Condition Inspection in 2020. This year we also hired Cave Consulting to inspect and evaluate the roof surfaces. We also perform inspections of the interior of the buildings and react to the moisture entry events as they are discovered. The frequency and significance of the moisture entry events through the roof surfaces is increasing and is expected to continue to get worse. The results of the inspections / evaluations are consistent that the roofing materials have deteriorated to the point that they are beyond their useful life and replacement is the only solution. We have been aware of the failing condition of the roof surfaces and have been planning for this event for a few years. We have been trying to address other higher priority needs within our district but the timing and conditions are to the point that this has become our highest priority for facility needs. This is in line with the recommendations from the CDE report stating the roof needed to be replaced within 5 years of the inspection performed on 1/29/2020.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Our solution being proposed is a full roof replacement of the main building and four of the modular classroom buildings. Attempting to continue patching and repairing the roof is not a responsible or an efficient or effective solution. Risks of significant moisture events and their expensive consequences in terms of financial and health risks are too great. After reviewing multiple roof systems and considering both initial and lifespan values, the decision was made to stay with a ballasted EPDM system on the main roof and asphalt composition shingles on the modular buildings. A 1/2" wood fiber board will be installed

over the existing insulation and an additional 2" of insulation boards will be required to meet the new requirements for energy efficiency. The new roof will eliminate the water leaks, increase energy efficiency and drastically reduce labor and material costs to patch, clean up and remediate areas related to roof leaks. Eliminating the health and safety threat to our students, staff and visitors and the threat to our facilities and FF&E related to moisture entry. Ballast material will be removed, roof membrane material will be removed, insulation and ISO boards will be inspected. Damaged insulation & boards will be replaced, additional insulation installed, new 60 mill EPDM membrane installed then ballast material will be replaced. To increase efficiency and reduce costs during the project, only one section of ballast will be removed from the roof. As sections of the roof are completed, ballast will be moved from an old section to the new section. This requires only one section be removed to the ground then returned back up to the roof. Roof loads will basically remain the same. Staging, working and storage areas have been identified and will be isolated as needed.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The roof has been inspected and evaluated by multiple contractors and specialists over the last few years, including the District's master plan in 2023. Five independent roofing contractors in recent years followed by an investigation and evaluation by Cave Consulting were utilized in the decision making process. Visual inspections, core samples and document reviews were utilized in data collection. Cave Consulting was selected based on previous performance with the district and the recommendation of our BEST representative to provide the latest evaluation and assist with this application. If the grant is awarded, Cave Consulting will provide the bid and construction documents and will ensure all standards and requirements are met.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

We are unable to predict when catastrophic failure of our roof systems will occur. We understand our roofs are beyond their useful lifespans and the frequency and severity of the water entry events will increase. Following the recommendations of the CDE Facility Condition Report, this roof was due for replacement within 5 years of 1/29/2020. At the time of that inspection, this roof was given a SCI score of 1.25, over the 1.0 threshold for replacement. Through the diligence of staff, we have minimized the physical damage, disruption to the educational process and the threat to health & welfare so far. If conditions continue to deteriorate or catastrophic failure occurs, there are a range of possible ramifications. These include everything from additional expenses of labor, material and damages, loss of instruction time in classrooms to a full school closure. Without the grant, we will be required to use district funds to cover the costs of this roof project, taking funds away from programs and other areas. We have know first hand the cost of postponing a roof replacement too long. In the last six months we have experienced over \$24,000.00 in mitigation and repairs at our elementary school. We were very fortunate the damages and disruption was not worse. We do not want to make the same mistake with our JH/HS roof. We have already had several water entry events, most have been handled internally but we did have water damage to our gymnasium floor which required \$17,085.00 in repairs.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

N/A

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

A maintenance plan will be completed following the recommendations of the manufacturer and the installation contractor to include inspection schedules, maintenance procedures and repair procedures. Additional inspections will be scheduled based on weather events and other maintenance issues that require roof access. We are requesting a minimum of a 3 year warranty from the installer and a 20 year warranty from the manufacturer. The district will utilize the master plan in place to ensure that the deferred maintenance costs are met. Capital budgeting is taking place to ensure that the funds are in place to ensure that it will have funds to be replaced at the end of the useful life. This will happen through the capital fund, and apportionments over the next 20 years.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard. (Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material (ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants/vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Peyton 23 Jt (1060) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr.-Sr. HS Roof Replacement (1060-SG00002) - - New - Application Number (18)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

75.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

59%

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,112,486.57
D. Applicant Match to this Project	\$	656,367.08
E. Requested BEST Grant Amount	\$	456,119.49
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	1,112,486.57

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***



**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

180


5 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/03/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Cave Consulting reached out to preferred vendors and secured three estimates for this project (averaging \$919,755.00). The district obtained an estimate from another vendor separate from Cave Consulting's preferred list. The 4th estimate was considerably higher (\$1,316,250.00) and was not a good direct comparison so it was not included in the budgeting process for this project. This project and budget are typical for a roof replacement and there are no unique or atypical considerations impacting the cost. The cost estimates are lower than the estimate included in the CDE Facility Condition Report of \$930,535.00.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Cave Consulting will be providing the project management, they have several years of experience managing BEST roof projects. Daily on-site owners representation will be provided by Greg Land, Director of Facilities for Peyton School District. He has been with the district in this position for 9 years and has over 20 years of construction and project management experience. District staff will support and help facilitate Cave Consulting wherever possible.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Following the CDE guidelines and our Board Policies, Cave Consulting was selected based on previous performance with the District and following the recommendation of our BEST representative. Cave Consulting fees are below the \$25,000 threshold that would require a competitive bid or RFQ. When the bid documents are available, RFQ/RFP's will be published, a bid walk day will be announced. We plan on a committee to review the proposals and forward the top three candidates for interviews to select the roofing contractor. Both CDE guidelines and Board policies will be followed throughout this process.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Peyton School District has unsuccessfully attempted bond funds on multiple occasions, most recently in the November 2023 election.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

This project will increase the insulation on the roof which is expected to reduce the heating and cooling costs. The energy savings is not expected to be significant and we will not be able to specifically track / differentiate the exact amount.



**District or BOCES Name:** Peyton School District 23JT

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

The Peyton School District began developing a Facility Master Plan two and a half years ago to address deferred maintenance and capital construction needs. Created with stakeholder input, this plan aimed to leverage available resources effectively, particularly through the BEST Grant program for health and safety improvements.

In 2022, the district applied for a BEST Grant to replace the Career and Technical Education Facility and expand Peyton Jr.-Sr. High School. Their strategy was to follow a successful grant with an \$8 million bond measure in November 2023 for roof, HVAC, and wastewater system improvements at both the elementary and junior-senior high schools. However, when the BEST Grant application was rejected, they pivoted to focus on other Master Plan priorities.

Despite organizing a strong campaign with a compelling message, the bond measure failed at the ballot box, forcing the district to reassess priorities. This led to a decision to pursue a BEST Grant specifically for the highest priority need: replacing the Peyton Elementary Roof.

As a small rural district, Peyton faces significant financial limitations. The district receives \$6,062,972 in state revenue, with total revenue (including federal funding) reaching approximately \$8,519,391. About 78% of total funding goes to staff salaries and benefits, with only \$210,000 allocated annually to Capital Reserve for critical infrastructure repairs.

The district successfully secured a BEST Grant for the Elementary Roof replacement with a total project cost of \$807,535.13. The district contributed \$573,349.94 (71% match) while receiving a grant award of \$234,185.19. While this success is welcome, the district faces mounting challenges including match requirements increasing from 71% to 75%, inflation and rising costs for services and materials, fluctuating state funding creating budget uncertainty, and difficulty projecting costs year-over-year.

The district is now working to secure funding for the Junior High and High School roof replacement with an estimated total cost of \$1,114,986.57. This requires a district contribution of \$836,239 (75% match) with a potential grant award of \$278,746.64.

This funding model is proving unsustainable. Based on current revenue projections, the district cannot maintain the growing minimum match requirement without significant cuts to other essential areas. A reduction in the minimum match percentage would allow the district to better allocate funds to other critical needs, minimize potential budget cuts, and continue implementing the Facility Master Plan.

Throughout these challenges, the district remains committed to prioritizing student health and safety while working toward their strategic vision of preparing every student for future success.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

The Peyton School District, serving approximately 600 PreK-12 students, has faced significant financial challenges due to Colorado's Negative/Budget Stabilization Factor (2010-2024). This mechanism, implemented during the Great Recession, proportionally reduced state funding across all school districts.

When making difficult budget decisions, Peyton prioritized staff salaries and student programs, but consequently deferred facility maintenance. This created a problematic cycle, as small districts struggle to catch up once maintenance falls behind. The cumulative impact has been severe—Peyton lost over \$8 million (equivalent to an entire annual budget) during this period, funds that could have addressed maintenance needs and provided matching funds for capital construction grants.

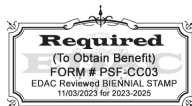
The district faces multiple barriers to improving its financial situation:

- No successful bond measures since 2003
- Failed tax increase ballot measures in 2023
- A voter-approved mill levy cap of 30.469 mills established 25+ years ago
- Limited tax revenue capacity with current assessed valuation of \$73,030,400
- Colorado School Finance Act requirement to maintain 27 mills
- Inability to raise sufficient matching funds for BEST Grants (which require 75% matches)

These constraints severely limit Peyton's ability to address its facility needs. While the 2003 bond enabled construction of Peyton Jr.-Sr. High School for over \$6 million, today's construction costs have skyrocketed—new buildings cost approximately \$70 million, with additions exceeding \$30 million. Against the district's annual budget of approximately \$9 million, these numbers present an insurmountable challenge.

Given El Paso County's historical resistance to tax increases and Peyton's specific constraints, the district must pursue all available external funding opportunities, including BEST and Safer Grants, while operating with extremely limited resources for facility renovations and major capital projects.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

*\*The following are factors used in calculating the applicant's matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	135,337.70	2.64%	10% max
Median Household Income	112,105.00	23.74%	25% max
Free and Reduced Lunch %	162	22.75%	25% max
Bond Elections in the last 10 years	0	-2%	-2% per/max -10
Total Mills \$/Capita	\$384.46	18.32%	20% max
Remaining Bond Capacity	\$14,776,620.00	10%	20% max
	<b>Total CDE Minimum Match</b>	<b>75%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

The Peyton School District faces unique challenges stemming from two critical factors that significantly impact its funding situation:

First, the 23.74% median household income metric fails to accurately represent the district's financial reality. Spanning 122 square acres with a sparse population, Peyton has no incorporated municipalities or major economic drivers. The district comprises small community pockets on 5-10 acre lots interspersed with larger landholdings. Many residents are horse/cattle raisers or commuters to Colorado Springs, Castle Rock, or Denver. The area increasingly serves as a bedroom community for nearby cities and attracts retirees seeking "dream" homes.

Despite the seemingly high median household income, this doesn't translate to additional school funding under the current structure. As a "state share district," Peyton's funding derives primarily from assessed valuation and the School Finance Act formula, not directly from household income. The current funding breakdown illustrates this reality:

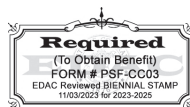
Property taxes: \$2,176,949  
 Specific ownership tax: \$143,362  
 State share and equalization (majority): \$6,062,972

The district believes a minimum waiver comparable to neighboring or similarly-sized districts would be equitable given these circumstances.

Second, the Free and Reduced Lunch student percentage (22.75%) has been artificially depressed by an unintended consequence of Colorado's Proposition FF (2022). This legislation established the Health School Meals for All (HSMA) program, providing free meals to all students in participating schools. While beneficial, this program has reduced parents' incentive to complete Free and Reduced Lunch paperwork, as meals are now free regardless of qualification status. This matters because Peyton charges minimal student fees (\$40 for junior high sports, \$50 for high school sports) with waivers available for Free and Reduced Lunch students. The district has always ensured universal participation by waiving fees when needed. However, with HSMA providing free lunches automatically, fewer parents complete the forms that would document the true economic need in the district.

In preparing their BEST Grant application and waiver, Peyton analyzed data from neighboring districts, similarly sized districts, and comparable funding situations statewide. While BEST's current formula places Peyton alongside more affluent districts like Cheyenne Mountain, Falcon, and Academy, the district's significantly limited resources for capital projects justify our requested match percentage adjustment.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

The Peyton School District has established various partnerships through its Master Planning process to address funding challenges. While the district collaborates with subcontractors who provide discounted services for smaller maintenance needs (plumbing, earthwork, etc.), these for-profit companies typically cannot take on the larger, more expensive projects the district requires.

A significant challenge for Peyton is the absence of a municipal partner for state or federal grants. Unlike districts with incorporated towns or cities, Peyton’s only potential government partner is El Paso County, which has shown reluctance to collaborate with school districts. This hesitation stems from concerns that partnering with one of the county’s 17 school districts would create expectations for partnerships with all others. Furthermore, El Paso County faces its own financial constraints as a publicly funded entity.

The district is actively exploring alternative funding sources through several channels:

The Peyton School District Business Advisory Council is investigating potential grants and funding measures. Community organizations like the Peyton Way Foundation and the Peyton Panthers Booster Club provide consistent support for instruction and programs through initiatives like teacher mini-grants. However, these grassroots organizations lack the capital necessary for major renovation or construction projects.

The district continues to pursue specialized funding sources like SAFER grants and wastewater system funding, alongside various instructional and staffing grants.

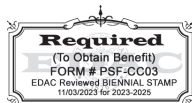
Peyton remains committed to seeking grant funding at all levels—local, state, and federal—and aims to pursue BEST Grants annually when applicable. Despite the current high minimum matches required, the district is dedicated to leveraging taxpayer dollars responsibly and ethically. With a lower minimum match, Peyton would be able to continue to utilize BEST Grants for numerous needed projects throughout the district.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	75
Match Percentage Requested	59
Amount of requested reduction from CDE Minimum	16

Is a Statutory Limit Waiver also being submitted?  Y  N



**● Campuses Impacted by this Grant Application ●**

**East Grand 2 - Middle Park HS Roof Replacement - Middle Park HS - 1980**

<b>District:</b>	East Grand 2
<b>School Name:</b>	Middle Park HS
<b>Address:</b>	765 North 2nd Street
<b>City:</b>	Granby
<b>Gross Area (SF):</b>	136,085
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$49,239,160
<b>Condition Budget:</b>	\$16,661,017
<b>Total FCI:</b>	0.34
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,945,075	\$1,846,209	0.31
Equipment and Furnishings	\$2,891,287	\$1,496,495	0.52
Exterior Enclosure	\$7,983,671	\$3,106,247	0.39
Fire Protection	\$1,678,748	\$22,227	0.01
HVAC System	\$7,944,997	\$4,415,420	0.56
Interior Construction and Conveyance	\$7,310,144	\$3,201,623	0.44
Plumbing System	\$2,501,928	\$1,466,441	0.59
Site	\$7,253,618	\$1,115,458	0.15
Structure	\$5,729,692	\$11,751	0.00
<b>Overall - Total</b>	<b>\$49,239,160</b>	<b>\$16,681,871</b>	<b>0.34</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Middle Park HS Auto Shop	1,700	0.15	2003	\$339,318	\$72,500
Middle Park HS Main	123,385	0.41	1980	\$37,915,175	\$15,493,913
Middle Park HS Site	1,715,273	0.15	1980	\$7,253,618	\$1,115,458
Middle Park HS Career Center	11,000	0.00	2023	\$3,731,049	\$0
<b>Overall - Total</b>	<b>1,851,358</b>	<b>0.34</b>		<b>\$49,239,160</b>	<b>\$16,681,871</b>



# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** East Grand 2

**County:** Grand

**Project Title:** Middle Park HS Roof Replacement

<b>Current Grant Request:</b>	\$1,240,985.27	<b>CDE Minimum Match %:</b>	66%
<b>Current Applicant Match:</b>	\$2,895,632.31	<b>Actual Match % Provided:</b>	70%
<b>Current Project Request:</b>	\$4,136,617.58	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$4,136,617.58	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$40.78	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.53	<b>Affected Pupils:</b>	408
<b>Hard Costs Per Sq Ft:</b>	\$39.25	<b>Cost Per Pupil:</b>	\$10,139
<b>Previous BEST Grant(s):</b>	5	<b>Gross Sq Ft Per Pupil:</b>	296
<b>Previous BEST Total \$:</b>	\$5,107,031.99		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1,301	<b>Bonded Debt Approved:</b>	\$85,000,000
<b>Assessed Valuation:</b>	\$1,303,564,430	<b>Year(s) Bond Approved:</b>	21
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$1,001,528	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$97,425,000
<b>Median Household Income:</b>	\$85,379	<b>Total Bond Capacity:</b>	\$260,712,886
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	30.7%	<b>Bond Capacity Remaining:</b>	\$163,287,886
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$2,228.02		
<small>Statewide Avg: \$1,368</small>			



I. Facility Profile

East Grand 2 (1350) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Middle Park HS Roof Replacement (1350-SG00003) - - New - Application Number (6)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Middle Park High School - 1350-5864

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Middle Park High School (MPHS) was originally constructed in 1980 as a 1-story building located in Granby. MPHS is the only high school in the East Grand School District and was originally constructed through a property tax increase. The school consists of one building on a large site that also features a detached career center used by the CTE program. The school features two gymnasiums, cafeteria/common area, vocational wing, art, music, and general use classrooms. MPHS is centrally located and surrounded by residential housing, district sports fields and district offices.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since its construction in 1980, MPHS has undergone several significant capital improvements to enhance its facilities and better serve students. In 1998, a 7,988 square foot instructional wing was added, followed by a 37,024 square foot expansion in 2008, which included a new commons area, front office, and gymnasium. This increased the school's total size to 120,781 SF. A security upgrade was completed in 2021, improving the entry vestibule to enhance safety and access control.

Roofing improvements have generally aligned with renovation milestones. Repairs were completed in 2008, and in 2011, a microburst caused severe damage, tearing away part of the roof over half of the old gymnasium, which led to the installation of a new metal roof.

In 2022, MPHS constructed an 11,000 square foot Career and Technical Education (CTE) center behind the high school, expanding hands-on learning

opportunities for students. Additional infrastructure improvements were made in 2024, including HVAC upgrades, asbestos abatement, the installation of artificial turf fields and renovation of industrial classrooms, which feature a welding facility, and a construction trades room, and an updated woodworking shop.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The District has been able to fund its annual capital needs from the additional funds it has received from the Federal Forest Service School and Roads Grant that is passed through the State to the County. The District is hopeful that this funding source will continue to be authorized at the Federal level. This funding source totals \$360,000 or \$300.00 per FTE, and is transferred into the Capital Fund to pay for its District wide capital needs.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

East Grand 2 (1350) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Middle Park HS Roof Replacement (1350-SG00003) - - New - Application Number (6)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

East Grand School District (EGSD) is a high-performing district serving about 1350 students from Granby, Fraser, Winter Park, Hot Sulphur Springs, and Grand Lake. The district includes two elementary schools, one middle school, and one high school. Middle Park High School (MPHS) provides education to around 400 students. Parts of the high school building are now 45 years old, and while the school has seen updates and expansions over the decades, the roofing system has reached the end of its useful life and poses significant risks to the safety and functionality of the school.

The roof, a 36-mil membrane installed in 2007, had a 15 year life expectancy. It is now 18 years old and in critical condition. Starting in 2022, the MPHS roof started leaking and it's only become worse. A recent roof assessment revealed severe deficiencies, including membrane shrinkage, sagging, and improper terminations, which have led to chronic water intrusion and interior damage. Rooms throughout the school exhibit water stains and recurrent leaks, underscoring the roof's inability to protect the building. Granby has an elevation of approximately 7,935 feet, and its high-altitude alpine climate-characterized by heavy snowfall (150 inches annually), extreme cold, high UV exposure, and strong winds-further accelerates deterioration. A 2011 microburst storm, which tore part of the roof off and caused extensive water damage to the gymnasium floor, highlighted the vulnerability of the current roofing system.

Beyond structural concerns, the roof's inadequate insulation fails to meet modern energy codes, reducing the effectiveness of high-efficiency mechanical systems and increasing energy costs. Water intrusion exacerbates the situation, creating risks of mold growth, compromised air quality, and further structural weakening. The roofing deficiencies not only threaten the building's integrity but also jeopardize the health, safety, and learning environment of students and staff.

With this grant, EGSD proposes to replace the existing roofing assembly entirely with a new vapor retarder, rigid insulation, cover board, and durable roofing membrane designed for Granby's harsh climate. All parapet copings and metal flashings will also be replaced to ensure a watertight seal and long-term durability. These improvements will address critical deficiencies, enhance energy efficiency, and safeguard the building for decades to come. Without this intervention, MPHS will face escalating repair costs, continued safety risks, and potential disruption to educational services, making this project both urgent and essential.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Colorado Department of Education (CDE) provided a facility report in 2021 with a Facility Condition Index (FCI) of 0.42. This report indicated significant aging and infrastructure concerns at MPHS.

A roof assessment was completed in January 2025 identifying the following deficiencies:

#### AGING AND INADEQUATE ROOF SYSTEM

The existing roof, replaced in 2007, features a fully adhered EPDM membrane and standing seam metal in sloped sections. However, the roof has reached the end of its useful life and exhibits several deficiencies:

**Membrane Shrinkage and Deterioration:** Long-term UV exposure has caused shrinkage, resulting in sagging and tenting of the membrane around parapet walls and mechanical penetrations. This improper membrane securement has created gaps that serve as point sources for water intrusion.

**Improper Installation and Workmanship Issues:** The roofing assembly was not installed with proper terminations at parapets, side laps, or rising walls. Loose edges and failed sealant joints allow water to seep behind the roofing materials, leading to interior damage.

**Failed Drainage System:** Scuppers and roof drains are inadequately sealed, causing additional water intrusion and damage.

#### WATER INTRUSION AND STRUCTURAL DAMAGE

The roof's deficiencies have resulted in chronic water infiltration over the last three years, as evidenced by water staining on ceiling tiles, drywall, and structural framing in classrooms, the art room, kitchen, and mechanical rooms. The southeast corner first leaked in March 2022, followed by leaks in Room 4130 (October 2023) and the north side (April 2024). The gym, initially repaired after an April 2024 leak, began leaking again in January 2025. Most recently, on January 5, 2025, leaks emerged in Room 4152 and the south corridor. Specific areas exhibiting these issues include Rooms 4182, 4184, 4184A, 4125B, and 4145. Portions of ceiling tiles and drywall have been removed due to recurrent leaks, creating further maintenance and safety concerns.

### ENERGY INEFFICIENCY

The roof's insulation is inconsistent and inadequate. While additions made in 1998 and 2008 include R-19 rigid board insulation, this falls short of the R-35 standard required for Grand County's climate under the International Energy Conservation Code (IECC). In areas where the original roof assembly is present, the insulation material and R-value are unknown. The lack of adequate insulation compromises the performance of high-efficiency mechanical systems, increasing energy consumption and operational costs.

### CLIMATE-SPECIFIC CHALLENGES

Grand County's extreme alpine climate exacerbates these deficiencies. The roof's thin membrane (36 mil) is ill-suited for the region's high-altitude UV exposure, hail, thermal cycling, and wind uplift. These conditions accelerate the aging process, reducing the membrane's lifespan and increasing the likelihood of further damage.

### HEALTH AND SAFETY CONCERNS

The ongoing water intrusion and improper drainage contribute to mold growth, deterioration of indoor air quality, and structural weakening. These conditions pose significant health and safety risks to students and staff, including exposure to hazardous materials such as asbestos, which may exist in the original roof assembly.

### CODE COMPLIANCE CHALLENGES

The existing roofing assembly fails to meet modern energy and building codes. A roof recover-a new roof applied over the existing roof-would not be feasible due to suspected moisture retention within the current roofing materials and the compromised adhesion of the existing assembly. Mechanical fastening into the steel deck is also not recommended due to increased condensation risks in the cold alpine climate.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In January 2025, East Grand School District (EGSD) hired Lerch Bates, a leading building envelope and structural systems consulting firm, to conduct a comprehensive roof assessment at Middle Park High School (MPHS). This evaluation aimed to address persistent water intrusion and determine the roof's remaining service life.

The investigation involved a thorough review of architectural drawings and technical standards, along with satellite imagery indicating the roof was replaced in 2007-2008. On-site inspections were conducted in July 2024 and January 2025, during which Lerch Bates identified significant issues, including water intrusion, improper membrane installation, and structural deficiencies. EGSD maintenance staff provided historical context and confirmed water leaks in classrooms, art rooms, and mechanical spaces.

This detailed assessment revealed critical roofing deficiencies compromising safety, energy efficiency, and long-term functionality. The findings have informed EGSD's application for the BEST Grant, underscoring the urgency of addressing these deficiencies.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

## SOLUTION

The proposed solutions comprehensively address the critical issues identified in the facility assessment, ensuring a durable, energy-efficient, and safe roofing system for Middle Park High School:

### ROOF ASSEMBLY REPLACEMENT

The existing roofing assembly will be completely removed down to the deck, including the membrane, insulation, and flashings. A new roofing system will be installed, featuring a vapor retarder, rigid insulation meeting R-35 standards, a durable cover board, and a high-performance thermoplastic roofing membrane (minimum 60 mil thickness). Parapet copings and metal counter flashings will also be replaced to ensure a secure and integrated system. This replacement will eliminate water intrusion, sagging, and tenting, providing a long-lasting solution.

### WATER INTRUSION MITIGATION

Water intrusion points, including improper terminations and failed sealant joints, will be addressed with proper installation of all roofing components. Heat-welded seams, mechanically fastened terminations, and sealed flashing joints will ensure a watertight assembly. Damaged interior materials, including ceiling tiles and drywall affected by water staining, will be replaced to restore a clean and safe environment.

### ENERGY EFFICIENCY AND CODE COMPLIANCE

Insulation across the roof will be upgraded to meet R-35, aligning with International Energy Conservation Code (IECC) requirements. This improvement will enhance the facility's energy efficiency, reduce operational costs, and maximize the performance of high-efficiency HVAC systems. By improving the thermal envelope, the school will achieve greater long-term sustainability.

### STRUCTURAL INTEGRITY

The new roof system will include materials designed for high-altitude UV exposure and resistance to extreme thermal cycling. Proper securement and installation will address shrinkage, sagging, and loose terminations, ensuring durability and compliance with modern building codes. The roof will also be engineered to withstand wind uplift and hail impacts, enhancing safety and longevity.

### PREVENTATIVE MAINTENANCE AND LONG-TERM DURABILITY

A high-performance roofing system with a robust maintenance plan will be implemented. The design will include materials and installation practices that ensure a long service life and minimize future maintenance needs. This approach will be supported by a long-term warranty, guaranteeing ongoing reliability and performance.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As noted, a detailed roof assessment was conducted by Lerch Bates, a leading building envelope and structural systems consultant, to evaluate the condition of Middle Park High School's aging roof. The assessment revealed significant deficiencies, including membrane shrinkage, improper installation, and water intrusion, compromising the roof's performance and compliance with current codes. Lerch Bates reviewed historical documents, conducted site investigations, and analyzed the roof's structural integrity, insulation, and drainage systems. The findings emphasized the need for a complete roof replacement with a properly designed assembly to ensure long-term performance, energy efficiency, and code compliance.



Additionally, EGSD engaged a comprehensive team of design and construction professionals to develop and validate the proposed solutions, including a design team, owner's representative, CM/GC (Construction Manager/General Contractor), geotechnical engineer, surveyor, and environmental consultant. The team has been working side-by-side addressing EGSD's capital deficiencies through the 2021 bond program. This multidisciplinary approach ensures that all aspects of the project, from structural integrity to cost estimation, are thoroughly assessed and addressed.

The CM/GC provided critical constructability reviews and accurate cost estimates for the proposed solutions, leveraging their experience with similar projects in Granby. Familiarity with local market conditions and construction cost trends ensures the estimates are realistic and comprehensive. The proposed roof assembly for Middle Park High School mirrors the design used for the recently completed Granby Elementary School, providing cost and performance validation based on real-world data. The proposed solutions are aligned with industry best practices and current building codes, including the International Energy Conservation Code (IECC) for energy efficiency. The new roof assembly is designed to withstand Grand County's extreme alpine climate, incorporating high-quality materials and proper installation techniques to address UV exposure, thermal cycling, and wind uplift. This collaborative and evidence-based process ensures the proposed project addresses identified deficiencies while delivering a durable, efficient, and compliant solution that supports the needs of the school and its community.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency of this grant request is underscored by both the deteriorating condition of Middle Park High School's roof and the consequences of past roofing failures. In the summer of 2011, a severe storm tore part of the roof off, resulting in significant water intrusion. Despite temporary repairs, persistent leaks caused the gymnasium floor to buckle due to water damage, underscoring the vulnerability of the current roofing system. If the roof were to fail during the school year—particularly during Granby's harsh winters—students and staff would face serious health and safety risks from water intrusion, mold growth, compromised air quality, and potential structural hazards. Such an event would also cause major disruptions to learning, with the likelihood of extended closures to critical instructional spaces.

Without grant funding, the district will be unable to address these deficiencies comprehensively, leaving the school exposed to further deterioration and escalating repair costs. Postponing repairs or reducing the scope of improvements would jeopardize the long-term integrity of the facility and the safety of its occupants. The high-altitude, extreme climate of Grand County exacerbates the wear on the current roofing system, increasing the likelihood of failure. Immediate intervention is necessary to prevent further damage, ensure a safe learning environment, and protect the investment in the school's infrastructure. This project is not just an urgent need but a critical step in safeguarding the future of Middle Park High School and its role as a cornerstone of the community.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Over the past three years, the district has consistently allocated approximately 8.4% of its General Fund, averaging \$965,000 annually, to maintain district facilities, with an average of \$782,000 spent directly on school maintenance. Preventive maintenance contracts with specialized vendors, covering systems such as HVAC, electrical, and plumbing, account for approximately \$129,000 annually. Additional preventive maintenance costs, such as filters, valves, blowers, and motors, are funded through the maintenance department budget, with labor provided by district staff.

Looking forward, the district projects an annual budget of \$1,180,000 to support ongoing maintenance of facility systems and grounds. This funding will continue to be reflected in the maintenance department budget. In addition to General Fund allocations, the district has invested over \$900,000 from Capital Reserve Funds in the past three years for significant maintenance repairs and infrastructure improvements. The current balance in the Capital Reserve Fund is \$850,000, set aside to address health and safety concerns, significant maintenance needs, and code compliance issues identified through facility assessments.

Upon completion of the proposed capital improvements, the district will continue its practice of transferring a minimum of 3% of the General Fund (approximately \$360,000 annually, or \$300 per pupil) to the Capital Reserve Fund for preventive maintenance of critical systems and infrastructure. As part of the 2021 bond program, the district implemented a Facilities Standards Manual to ensure consistency in facility management across all campuses. In alignment with CDE recommendations, the district will establish a comprehensive facilities maintenance plan. This plan will:

- Engage Stakeholders: Collaborate with district staff and community members to ensure the plan reflects local needs and priorities.
- Define Clear Maintenance Goals: Identify short-, medium-, and long-term goals for facility care, categorized as emergency, routine, preventive, and predictive maintenance.
- Training and Implementation: Staff will be trained on the plan's requirements, ensuring proper documentation and consistent updates to the plan.
- Data Tracking and Accountability: A work order system will be developed to document maintenance tasks, track response times, and measure performance against the plan's objectives.
- Budget Alignment: The plan will guide annual budget allocations for maintenance, ensuring adequate funding while providing strategies to address deferred maintenance when necessary.
- Continuous Improvement: The plan will be reviewed and updated every three years to reflect evolving district needs and ensure long-term facility preservation.

All new systems installed as part of this project will be covered under a one-year warranty through the CM/GC contract. Any extended material warranties provided by manufacturers will be transferred to the district. The roof will have a manufacturers' warranty of 20 years at a minimum. This proactive maintenance approach will maximize the lifespan of the proposed improvements, protect district investments, and ensure safe, functional learning environments for years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

East Grand 2 (1350) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Middle Park HS Roof Replacement (1350-SG00003) - - New - Application Number (6)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

66.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

70

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	4,136,617.58
D. Applicant Match to this Project	\$	2,895,632.31
E. Requested BEST Grant Amount	\$	1,240,985.27
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	4,136,617.58

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2021	Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

296


3 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**

**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/16/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

09/30/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

EGSD has a professional team of architects, engineers, building envelope specialists, owners representative and contractors engaged for the 2021 bond. These professionals worked together to create the budget. The CMGC received pricing information from local subcontractors per the roof assessment recommendations. The owner's representative provided estimates for the soft costs based on other school projects in EGSD.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District has engaged an experienced Owner's Rep to provide project management services. In addition, the design team has executed a robust design contract with standard oversight responsibilities. District facilities staff will provide direction and decisions to the team. A CM/GC has been under contract working with the district for the bond program and will provide construction management duties. The project team will report to an executive committee composed of the superintendent, business manager, Board of Education member and facilities director.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

All professionals for this project have been competitively procured per CDE guidelines. Once the design is finalized, the CMGC will cast a broad net for subcontractor bidding to ensure the best value for EGSD. This project is 'shovel ready' for the summer of 2025.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In 2021, voters overwhelmingly supported a tax measure approving an \$85 million bond, which has funded various capital projects across the district. This bond serves as the primary funding source for the district's required match contribution for this project.

To further maximize the impact of local dollars, the district has actively pursued and secured additional funding sources. The district has been awarded a grant through DOLA for bus electric chargers as part of the bond program and, if necessary, could contribute Federal Forest Secure Rural Schools Grant dollars toward the match. As a result of these combined efforts, the district has voluntarily increased its match contribution to 70%, exceeding the required calculated match of 66%, ensuring greater local investment and responsible stewardship of community funds.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**● Campuses Impacted by this Grant Application ●**

**East Otero R-1 - Jr./Sr. HS Roof Replacement - La Junta Jr/Sr HS - 1963**

<b>District:</b>	East Otero R-1
<b>School Name:</b>	La Junta Jr/Sr HS
<b>Address:</b>	1817 Smithland Avenue
<b>City:</b>	La Junta
<b>Gross Area (SF):</b>	146,922
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$57,088,025
<b>Condition Budget:</b>	\$31,224,094
<b>Total FCI:</b>	0.55
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,124,294	\$6,981,872	0.98
Equipment and Furnishings	\$2,062,233	\$852,234	0.41
Exterior Enclosure	\$5,661,446	\$523,005	0.09
Fire Protection	\$20,564	\$1,731,229	84.19
HVAC System	\$4,794,522	\$5,826,760	1.22
Interior Construction and Conveyance	\$15,620,071	\$6,939,561	0.44
Plumbing System	\$2,641,273	\$2,712,000	1.03
Site	\$7,911,622	\$5,840,689	0.74
Special Construction	\$1,224,789	\$1,530,986	1.25
Structure	\$10,027,212	\$11,357	0.00
<b>Overall - Total</b>	<b>\$57,088,025</b>	<b>\$32,949,693</b>	<b>0.58</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
La Junta Jr/Sr HS Gym/Pool	46,144	0.55	1981	\$14,797,748	\$8,796,343
La Junta Jr/Sr HS Main	100,778	0.50	1963	\$34,378,655	\$18,312,661
La Junta Jr/Sr HS Site	1,357,411	0.74	1963	\$7,911,622	\$5,840,689
<b>Overall - Total</b>	<b>1,504,333</b>	<b>0.55</b>		<b>\$57,088,025</b>	<b>\$32,949,693</b>



# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** East Otero R-1

**County:** Otero

**Project Title:** Jr./Sr. HS Roof Replacement

<b>Current Grant Request:</b>	\$3,264,324.72	<b>CDE Minimum Match %:</b>	35%
<b>Current Applicant Match:</b>	\$716,559.08	<b>Actual Match % Provided:</b>	18%
<b>Current Project Request:</b>	\$3,980,883.80	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$3,980,883.80	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$39.50	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.26	<b>Affected Pupils:</b>	501
<b>Hard Costs Per Sq Ft:</b>	\$37.24	<b>Cost Per Pupil:</b>	\$7,946
<b>Previous BEST Grant(s):</b>	10	<b>Gross Sq Ft Per Pupil:</b>	201
<b>Previous BEST Total \$:</b>	\$12,606,031.51		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1,282	<b>Bonded Debt Approved:</b>	\$3,200,000
<b>Assessed Valuation:</b>	\$88,554,921	<b>Year(s) Bond Approved:</b>	17
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$66,564	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$2,970,000
<b>Median Household Income:</b>	\$55,216	<b>Total Bond Capacity:</b>	\$17,710,984
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	76.3%	<b>Bond Capacity Remaining:</b>	\$14,740,984
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$327.60		
Statewide Avg: \$1,368			

I. Facility Profile

East Otero R-1 (2520) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr-Sr HS Roof replacement (2520-SG00001) - - New - Application Number (9)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

La Junta Jr/Sr High School - 2520-5015 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Jr./Sr. High School was built in 1963 and consist of 10 connected pods that house different instruction areas. At the time of construction the building met the needs of the community and school district. The La Junta High School building is a two-story structure and currently 100,778 square feet and has a capacity of 542 students. In 1981 a double height Vo-Ag and Art room were added on to the existing facility; this addition added 7400 square feet to the building. Also in 1981 a standalone addition of a Gym and Pool building was added on the campus but not attached to the building. This facility added 43,994 square feet to the building. The standalone Gym/Pool area is not a part of this roofing project. CDE completed a school facility report in 2020 and described the condition of the facility. While the report stated that the roof was replaced in 2011 and has a life of 25 years, we believe that this data is flawed. As we will show, the roof is in a "FAILED" state of condition and needs replacing immediately.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

While there have been a number of minor improvements from 1963 until the year 2000, the scope of these improvements is mostly undocumented and unknown.

- In 1981 a detached gym and pool building was added.
- In 2010 a new football stadium and track were added, concessions and restrooms were added as well.
- In 2011 a roof was repaired at the High School, the exact age of the current roof is unknown.
- In 2015 upgrades were made to the Kitchen, MEP, and the pool roof.

- In 2021-22 a new roof was installed on the Gym/Pool standalone facility, this was covered by insurance as a result of a bad storm.
- In 2022 new air conditioning units were added to the High School.
- In 2022 roof patching work was also completed.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Since 2020 East Otero has budgeted a high amount into Capital Outlay budget to address the tremendous needs of upkeep in our aging facilities. The following shows our commitment to the Capital Outlay Budget:

20-21 - \$800,000.

21-22 - \$900,000.

22-23 - \$500,000.

23-24 - \$500,000.

24-25 - \$500,000. On average, over the last 5 years we have allocated \$640,000 annually to the Capital Outlay Budget, which is approximately \$500 per student. A good rule of thumb for the amount of money a district should allocate for Capital Improvements is 1.5% of Per Pupil Revenue (PPR). We currently have 1285 students and our PPR is \$11,315. With these figures we should be adding approximately \$218,000 each school year into Capital Reserve. With our allocation (on average) of \$640,000 we are tripling the amount that is recommended for allocation. At this time the Capital Outlay account has a balance of roughly \$1,145,734. Seeing how we will be paying our portion of this project out of Capital Outlay, we will make another substantial allocation in the 25-26 budget if we are awarded this grant. On top of this, East Otero School District is committed to continuing to make substantial allocations to Capital Outlay to maintain the roof for many years to come.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

A Facility Master Plan has been updated or completed within the last 5 years.

- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

East Otero R-1 (2520) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr-Sr HS Roof replacement (2520-SG00001) - - New - Application Number (9)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

As stated in our recent roofing assessment report, the roof and associated structure deck are in extremely poor condition. There are numerous interior roof leaks, at least 50 or more, and a lot of the leaks are passing through the concrete structure overhang where the concrete is deteriorating badly. Our 2017 Master Plan notes that the Jr./Sr. high school roof had undersized roof drains that needed to be replaced, Downspouts that needed to be installed and exterior soffit damage in many locations. Since 2017 a number of events have caused the roofs to fail to the point that they are leaking badly. If the grant is awarded we will replace the roof and hopeful will stop the damage that is being done inside from the leaks. The leaks at the Jr/Sr High School are so severe that any time it rains or snow melts we have to place 5 gallon buckets all over the school building to catch the water. We are also replacing multiple ceiling tiles after every rain or snow storm (seen in the pictures). As detailed in the "Deficiencies" section of this grant, the inspection of the roof's sections Perimeter, Field, Penetrations, and Drainage observed all to be in an overall FAILED condition.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roof at the Jr./Sr. High School was determined to be deficient in the 2017 Master Plan as analyzed by a team of architects and engineers. This project is considered a Priority One issue because of the potential safety concerns from slips and falls and also a health concern from the potential of releasing encapsulated asbestos that was sprayed in the building in the original construction in 1963. A roofing consultant provided an assessment for the failing roof in support of this year's BEST Grant (attached). An initial roof design was performed by the roofing consultant to help with the roofing quotes that were received from three different companies. I want to emphasize, and as stated in the Cave Report (attached), the exact age of the roof is unknown and is at least 20 years old. The District consulted with both Cave Consulting and, initially, The Garland Company to help with the evaluation of the roof and possible solutions.

The current roof consists of a concrete deck, 1" Perlite and 1" wood fiberboard for the cover board, a Built Up Roof (BUR), a 60 mil unreinforced EPDM roof and sprayed on Acrylic coating. The core sample showed there to be four roofing systems overlaid the structural concrete deck.

The roof inspection report detailed four areas that were inspected, The Perimeter, the field, the penetrations, and the drainage. The report also gave an overall roof score; each score and comments are detailed below:

**The Perimeter:** It was observed that the Perimeter roof system to be in overall FAILED condition. Flashing membrane was inspected and observed to be in poor to failed condition. Drain details at roof perimeter hold "open conditions" where water intrusion passes through to the structural deck assembly and is observed through the eaves of the roof. This water damage may lead to structural corrosion of the concrete deck rebar and require extensive repair. The perimeter of each of the roof's hexagonal roof areas hold water following rain events, due to insufficient drainage, where "open conditions" in the failed roofing system(s) are causing perpetual leaks into the school classroom spaces.

**The Field:** It was observed the field of the roof system to be in overall FAILED condition. The core sample showed the roof assembly to consist of four (4) different roof systems. A Mineral Surfaced BUR, a 2nd BUR, an EPDM membrane overlay, and an acrylic coating system. These separate failing roof systems have contributed to the premature failure of each consecutive layer of roofing installed atop of it. There are multiple failure points within the Field of the roof assembly, due both to poor installation workmanship and detailing as well as poor material selection. Active leaks are documented by the district with perpetual repairs to the failed roof system.

**Penetrations:** It was observed that the roof system's penetration's to be in overall FAILED condition. Stacks and jacks were detailed with lead flashing at the time of initial install. New rubberized accessories have been installed atop of the initial BUR system details. Stack/Jack clamps/caulking are in poor condition and will require another round of PM before the roof is replaced to make the roof watertight. Pitch-pocket fills are not topped off and do not effectively seal the deck penetrations from water intrusion. There are more than a dozen HVAC Units atop of the roof system, whose attachment points to the structural deck are improperly detailed. These attachment points to the structural deck are improperly detailed. These support attachment points are suspect in reported active leaks and water intrusion.

**Drainage:** It was observed that the drainage of the roof system to be in overall FAILED condition. The roof's primary drainage is achieved by deck slope of 5/12 at the hexagonal domes, which shed to perimeter troughs with internal drains/guttering. Roof slope at the perimeter troughs is negligible, resulting in Extreme Ponding throughout each hexagonal roof area perimeter. The resulting ponding within each roof area has accelerated the deterioration of the



roofing material. Drains were observed to be free of blockage/debris and appear to be functioning properly. However, roofing detailing at the drains is defective, where roofing has detached from the drain bowl and through-deck metal lining, resulting in leaks. Instances of ponding are extreme. Poor slope and drainage design is the primary contributor to the ponding water throughout the roof, which is the primary cause of leaks and the failure of the roof system.

Overall: The inspection of the roof section's Perimeter, Field, Penetrations and Drainage are observed all to be in an overall FAILED condition. The Perimeter of the roof sections were inspected to ensure that the coping detailing was sound and seams properly sealed, flashing membrane was free of deficiencies and properly detailed, transition details and materials were in sound condition. The Field of the roof system was inspected for instances of mole-runs or blistering for protrusions and damage to the surfacing coat and cap sheet, and that areas of ponding were not suspect in past reported leaks. The roof's Penetration were inspected to ensure that detailing was properly designed and installed, that pitch-pocket fills and jack caulking were in sound condition, and that curb heights and details are in accord with best roofing practices and NRCA standards. The roof's drainage system was inspected to ensure that water effectively sheds and is removed from the field of the roof, that scuppers and drains were free of blockage and debris, and that drainage design resulted in minimum ponding throughout the roof sections. In all of these instances and areas, the roof FAILED.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Otero School District engaged in a comprehensive facilities master plan process in fall of 2017. This included facility assessments by a team of design architects and engineers that initially identified the Jr./Sr. High School roof as deficient and needing repair.

In the Fall of 2023, East Otero School District hired The Garland Company to complete an assessment of the Jr./Sr. High School roof. In the report, published August 22, 2023, it detailed all of the deficiencies and the need for a new roof as stated in the deficiency section of this grant.

In October of 2024 East Otero School District entered into an agreement with Cave Consulting to, again, inspect the roof for deficiencies. Again, multiple deficiencies were seen. Cave consulting also procured three (3) bids at this time to repair the roof.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution will absolutely efficiently and effectively address all of the specific deficiencies listed above in the deficiency section. The proposed solution details a new 60 mil EPDM fully adhered roofing system. Specific details are as follows:

1. Tear off and discard the existing roofing and insulation to the concrete deck.
2. Remove all non-functioning mechanical equipment on the rooftop.
3. Adhere 2 layers of 2.6 isocyanurate insulation (R-30) with fast 100 adhesive to the concrete deck.
4. Install 1/4" per foot fully tapered isocyanurate system to promote drainage at the valleys only.
5. Install 1/2" per foot tapered isocyanurate crickets between the roof drain outlets.
6. Sump all the drain areas to aid drainage where possible.
7. Adhere dens-deck prime cover board with fast 100 adhesive to the base layer of insulation.
8. Install 6" PS RUSS Strip or Seam Fastning Plate with appropriate fastner at parapet walls and curbs, fasten 12" on-center.

9. Adhere Carlisle 60-mil non-reinforced SureWhite EDPM over the entire roof surface.
  - a. Install membrane up and over parapet walls.
  - b. Install membrane up 12" and terminate with termination bars where counter flashing is to be installed.
10. Install factory rubber boots with clamping rings at all the pipes.
11. Complete all detail work per Carlisle's 20 year System details.
12. Install new walk pads at service side of units and roof entry points.
13. Install new OMG Pipe Supports 10" on-center at all gas/electrical lines.
14. Install all new 24-gauge pre-finished roofing related sheet metal.
15. Includes a two-year workmanship guarantee, and the manufacturer's 20-year labor and material warranty with warranted wind speed of 55 MPH.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In 2024, East Otero School District procured a roofing consultant, Cave Consulting, to provide an assessment and full roof replacement design documents. The design documents were recently bid and three responses were received. EOSD has yet to formally accept a bid and will do so if we are able to get the BEST grant. As previously noted, architects and engineers were used in the initial evaluation of the roof in the 2017 master plan. Site analysis was completed in 2017, 2023, and 2024. NRSA standards and Public School Facility Capital Construction Guidelines will be used to install the new roof in the most efficient and effective manner possible using state and local resources.

### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

As detailed in the deficiency section, every aspect of the roof on the Jr.Sr. High School has failed. The failed state of the roof is causing water damage to the exterior of the building as well as to the interior of the building. The failed roof is also causing safety hazards and could be leading to the release of encapsulated asbestos. The roof must be replaced as soon as possible to ensure the health and safety of the the students and staff, to keep the building fully operational, to prevent further deterioration and damage to the exterior and interior of the building, and to address the issue as fiscally responsible as possible.

On top of the health concerns from the potential of the release of asbestos, water infiltration can lead to poor indoor air quality due to mold growth. From an operational standpoint, water infiltration requires active maintenance, constantly replacing ceiling tiles, constantly mopping affected areas of the leaks and taking away from addressing other needs of the building and the district. If this is not addressed immediately we firmly believe that the condition will worsen substantially and could certainly lead to addition health risk from the possible asbestos exposure.

Because of the extent of the work to be performed and the disruption that it will caused in teh school environment, this job needs to be completed during Summer break. If awarded the consultant and the district will try to make the repairs occur in the Summer of 2025, but most likely, it will occur in Summer of 2026.

If this project is not awarded the district will continue to do it's best to clean up after rain and snow storms. There is no temporary solution to fixing the roof or slowing the leaks, there is only clean-up afterwards. The district does not have the fiscal capacity to fix the roof on its on at this time.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

East Otero School District prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community as long as possible. The new roof will be first under a two-year workmanship warranty from the roofing contractor and then will be maintained according to our regular schedules to insure that the 20-year manufacturing warranty stays valid. The installer will also provide training, operation and maintenance information to our maintenance department for the new roof system. Every summer the roof will be inspected and any damages will be reported and repaired as soon as possible. Any debris that accumulates on the roof will be removed as well to insure that no damage occurs and that the drains will drain properly. As stated earlier: On average, over the last 5 years we have allocated \$640,000 annually to the Capital Outlay Budget, which is approximately \$500 per student. A good rule of thumb for the amount of money a district should allocate for Capital Improvements is 1.5% of Per Pupil Revenue (PPR). We currently have 1285 students and our PPR is \$11,315 With these figures we should be adding approximately \$218,000 each school year into Capital Reserve. With our allocation (on average) of \$640,000 we are tripling the amount that is recommended for allocation. At this time the Capital Outlay account has a balance of roughly \$1,145,734. Seeing how we will be paying our portion of this project out of Capitol Outlay, we will make another substantial allocation in the 25-26 budget if we are awarded this grant. On top of this, East Otero School District is committed to continueing to make substantial allocations to Capitol Outlay to maintain the roof for many years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
- No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

**AHERA**

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

**Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

East Otero R-1 (2520) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr-Sr HS Roof replacement (2520-SG00001) - - New - Application Number (9)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

35.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

18%

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,980,883.80
D. Applicant Match to this Project	\$	716,559.08
E. Requested BEST Grant Amount	\$	3,264,324.72
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	3,980,883.80

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

201


6 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

6 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/20/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Working with Robert Cave of Cave Consulting, we obtained 3 bids from different roofing construction companies and we chose the cost that we felt most accurately reflected the scope of work. . The roofing project is very complex because of the layout of the roof structure. (Please see attached photos).

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Cave consulting will be overseeing the project. Cave consulting will be responsible for day to day oversight of the project while it is being constructed. Bob Cave has 55 years experience in roofing consultation and job oversight. He has provided the design and contract administration for over 2500 roofing projects totaling more than \$250,000,000 over his career. In addition, he has conducted over 4,500 roofing and waterproofing investigations dealing with virtually every type of system on the market all across the United States. Bob received his bachelors degree in Architecture from the University of Colorado, Boulder. He is a licensed architect in in Colorado and is Board Certified with the National Council of Architectural Registration. If awarded, the district will select professional services (roofing) consultant in accordance with State of Colorado Office of the State Architect Policies and Procedures (SBP-BSC and SBP-SCP) and CCAB's Procurement Policy for Professional Services to assist with managing the project.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if**

**awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

East Otero School District will adhere to the BEST grant guidelines for competitive procurement of this project. While we have obtained bids for costing analysis, we will go through a competitive process for selecting the final bid and company that will perform the work.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

We will be using our Capital Outlay budget (local resource) to fund our portion of the project and any contingency on our part.

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A





**District or BOCES Name:** East Otero R-1

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

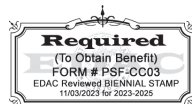
Our Capital reserve currently has a budget of \$1,145,734. While we will be making another allocation for the 25-26 school year, our current budget is not enough to cover the full applicant match which would be \$1,293,394. On top of this, we will need to make sure that we keep enough reserve for the contingency and escalation. A contingency of 18% would put our match at \$665,174, which would be much more managable and allow us to also cover the escalation and contingency.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Because of the age of all of our facilities, we have a high amount of repair and thus a high use of our capital reserve. The rule of thumb for capitol reserve allocation is 1.5% of per pupil revenue (PPR). Our PPr is \$11,315 and we have 1285 students. This calculates to an annual allocation of \$218,000. On avaverage we allocate \$640,000 annually, which is almost three times the recommended allocation. We also live in an extreme low socio-economic area and it would be very difficult to pass a bond for additional assistance. We also believe that our current home values and free and reduced lunch numbers are not accurately reflected.

(3000 characters max)





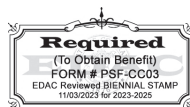
*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$66,564.49	0.51%	10% max
Median Household Income	\$55,216.00	5.48%	25% max
Free and Reduced Lunch %	76.3%	2.39%	25% max
Bond Elections in the last 10 years	1	-2%	-2% per/max -10
Total Mills \$/Capita	\$327.60	19.21%	20% max
Remaining Bond Capacity	\$14,097,134.00	9.55%	20% max
	<b>Total CDE Minimum Match</b>	<b>35%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

We believe that our median household income is reported higher than actual numbers. We also believe that our free and reduced lunch percentage is much higher than reported. COVID distorted these numbers. We are "district-wide" FaRL which means we have a hard time getting all of our forms turned in from our families.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

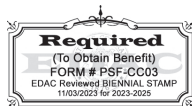
because of the scope of the work (a roofing project), we have not coordinated with other local entities for additional funding.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	35
Match Percentage Requested	18
Amount of requested reduction from CDE Minimum	17

Is a Statutory Limit Waiver also being submitted?  Y  N



**● Campuses Impacted by this Grant Application ●**

**Monte Vista C-8 - Marsh ES Roof Replacement - Marsh ES - 1974**

<b>District:</b>	Monte Vista C-8
<b>School Name:</b>	Marsh ES
<b>Address:</b>	215 Lyell Street
<b>City:</b>	Monte Vista
<b>Gross Area (SF):</b>	21,498
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$7,862,989
<b>Condition Budget:</b>	\$3,075,452
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.07



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$901,453	\$568,223	0.63
Equipment and Furnishings	\$112,444	\$22,645	0.20
Exterior Enclosure	\$1,581,241	\$378,560	0.24
Fire Protection	\$260,367	\$0	0.00
HVAC System	\$1,338,923	\$190,053	0.14
Interior Construction and Conveyance	\$1,298,051	\$815,114	0.63
Plumbing System	\$512,560	\$283,799	0.55
Site	\$888,226	\$752,564	0.85
Special Construction	\$58,666	\$58,666	1.00
Structure	\$911,058	\$5,826	0.01
<b>Overall - Total</b>	<b>\$7,862,989</b>	<b>\$3,075,450</b>	<b>0.39</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Marsh ES Site	64,178	0.85	1974	\$888,226	\$752,564
Marsh ES Preschool Mod	1,584	0.90	1986	\$281,407	\$252,437
Marsh ES Main	19,914	0.31	1974	\$6,693,356	\$2,070,449
<b>Overall - Total</b>	<b>85,676</b>	<b>0.39</b>		<b>\$7,862,989</b>	<b>\$3,075,450</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Monte Vista C-8

**County:** Rio Grande

**Project Title:** Marsh ES Roof Replacement

<b>Current Grant Request:</b>	\$305,763.61	<b>CDE Minimum Match %:</b>	36%
<b>Current Applicant Match:</b>	\$171,992.03	<b>Actual Match % Provided:</b>	36%
<b>Current Project Request:</b>	\$477,755.64	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$477,755.64	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$23.99	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Affected Pupils:</b>	166
<b>Hard Costs Per Sq Ft:</b>	\$23.99	<b>Cost Per Pupil:</b>	\$2,878
<b>Previous BEST Grant(s):</b>	3	<b>Gross Sq Ft Per Pupil:</b>	120
<b>Previous BEST Total \$:</b>	\$28,439,561.16		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	932	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$74,217,070	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$79,632	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$5,193,066
<b>Median Household Income:</b>	\$59,888	<b>Total Bond Capacity:</b>	\$14,843,414
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	69.9%	<b>Bond Capacity Remaining:</b>	\$9,650,348
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$479.86		
Statewide Avg:	\$1,368		

I. Facility Profile

Monte Vista C-8 (2740) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Marsh Elementary Roof Replacement (2740-SG00001) - - New - Application Number (5)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Marsh Elementary School - 2740-5579

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Marsh Elementary School is a 51 year old building, built in 1974, and has always functioned as a school. It currently serves 166 children ages 3 to 7, encompassing pre-kindergarten through first grade. Assessments of the roof (copies uploaded in this application) were conducted by both Calvin Turner Roofing LLC and a CDE Facilities Inspection (March 2022). Both assessments determined a new roof system is needed, citing the age, deterioration, extreme wear and weather damage, numerous repairs and patches and a ponding issue from areas that need roof structure and underlayment redesign for proper drainage. The 3-year old CDE report, shows that the years remaining had been increased to 5 years at that time because the system was "currently functioning." We are winding down on the 5 year period and the roof will need to be replaced soon.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the years, Marsh Elementary has undergone several internal configurations, with the most significant changes occurring during the 2009-2010 period when substantial renovations were made to classrooms, the library, and meeting rooms. These renovations were carried out using Bond funds. In the past three years, there have been no capital projects undertaken at the building.

**G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Planned capital projects are allocated in the Annual Budget and/or the Revised Budget. In addition, the Board of Education authorized a Resolution to utilize Beginning Fund Balance resources for unforeseen capital expenditures. The district also maintains a BEST Reserve, amounting to \$100 per student or approximately 1% of PPR at Bill Metz Elementary and Monte Vista High School, in compliance with the requirements for facilities that received BEST Grant funding. The District allocates approximately \$60,000 to the BEST Reserve each budget year. The District has been planning for this roof replacement and has budgeted funds for the 36% match if the grant is awarded. The district does not have the funds necessary to replace the roof without the BEST Grant.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

Monte Vista C-8 (2740) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Marsh Elementary Roof Replacement (2740-SG00001) - - New - Application Number (5)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The Monte Vista School District is situated in the rural town of Monte Vista, Colorado, which lies near the center of the San Luis Valley in South Central Colorado. The town spans two square miles and has a population of 4,135, making it the largest community in Rio Grande County. Nestled in a high mountain valley, it stands at an elevation of 7,663 feet. The San Luis Valley boasts a rich agricultural landscape, characterized by numerous crop circles and livestock pastures. The region is particularly well-known for its potato and grain production. Many families in Monte Vista depend on the agricultural sector as their primary source of income. The town faces challenges, with a poverty rate of 21.8% and a median household income of \$35,588, significantly lower than the state median household income of \$82,611.

In the heart of our community stands Marsh elementary school, also known as the Sunshine School because of its' warm, welcoming and cheerful environment. It serves children ages 3 through 7, grades pre-k through first. Currently we have 166 students in these grades with 78% being of minority race/ethnicity and 59% qualifying for free or reduced-priced meals. The wonderful, caring atmosphere of the building is being overshadowed by the aging roof. The dilapidated roof poses a significant threat to the very essence of this institution. This grant proposal seeks funding to replace the roof, ensuring a safe and conducive learning environment for our children.

Our district's mission is: "To inspire the pursuit of excellence, one student at a time." How can we inspire excellence when the learning environment is compromised? The current roofing system has presented persistent water infiltration and has led to not only structural concerns but also health risks. We are working against things like dampness and water damage. Imagine classrooms filled with laughter and learning, but that being overshadowed by the constant worry of water damage and mold. By investing in a new, durable roof, we can transform the learning experience, fostering both creativity and academic excellence.

In conclusion, this grant represents more than just a financial request; it embodies a commitment to our children's future. By revitalizing the school's infrastructure, we are not only protecting their present but also paving the way for a brighter, more secure tomorrow. We urge you to support this essential endeavor, ensuring that every child has a safe space to learn, grow, and thrive, as we inspire excellence, one student at a time.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roof in question is 51 years old with a partial replacement in the 2000s, plus numerous repairs over the years. The roof covering is a ballasted Built-Up Roofing (BUR) system with deck insulation. The roof covering includes an EPDM membrane. There is also a roof hatch with an insulated curb. The roof has deteriorated with extreme wear and weather damage, and there are ponding issues from areas that need roof structure and underlayment redesigned for proper drainage. There are leaks present where the two sections of the roof meet, indicating potential issues with the seam or joint between the old and new materials. Furthermore, the older section of the roof is lacking insulation, which may result in energy inefficiency and increased deterioration. This insufficient insulation does not comply with the current minimum R-value requirements for our area. Overall, the roof shows signs of significant aging and deficiencies that require replacement. A March 2022 CDE Facilities Inspection Report indicated the roof was beyond its useful life, but increased the years remaining to 5 years because the system was functioning. This was 3 years ago and the roof continues to deteriorate. It is time to have the roof replaced.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Over the last several years, core samples have been collected by two distinct contractors in an effort to evaluate the underlying materials and conditions of the roof. Despite their thorough investigations, both contractors encountered significant challenges and were ultimately unable to perform the necessary repairs. This inability to resolve the issues suggests that the problems with the roof may be more intricate and multifaceted than initially anticipated.

In 2022, a comprehensive CDE Facilities Inspection was conducted. The findings of this report were quite alarming, indicating that the roof had reached a state "beyond its useful life" and strongly recommending that budgetary provisions be made for its repair or replacement. Following this assessment, a more recent evaluation was carried out by Calvin Turner Roofing LLC, which further confirmed the presence of multiple issues. Their findings underscored the urgent need for a new roof system, as the existing one is no longer viable.

Both of these assessments have been documented and uploaded in this application for review. Considering the persistent nature of the problems and the unsuccessful attempts at repair, it has become increasingly clear that a complete roof replacement is not just advisable but essential. This replacement is necessary to effectively address the existing deficiencies and to ensure the long-term integrity and safety of the structure. Without this decisive action, the roof will likely continue to deteriorate, potentially leading to more severe structural issues and financial implications in the future.

### Solution

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Replacing the roof offers several significant benefits. A qualified contractor has inspected the roof. During the inspection, he re-evaluated the slope of the roof, drainage issues, and the materials used. He noted that the roof is over 30 years old and shows signs of deterioration, extreme wear, and weather damage. While many repairs have been completed in various areas over the last few years, there are still ponding issues that require a redesign of the roof structure and underlayment to ensure proper drainage. We are actively pursuing the latest technology in roofing application procedures to extend the life of the roof. Our strategy is designed to address the slope challenges posed by roof obstacles, including HVAC units and vents. This will be accomplished through the use of 1/2" iso cricket systems, as outlined in our initial estimate from Calvin Turner. The cricket system promotes efficient water drainage away from these obstructions, acting like a drain to direct water down the roof and prevent ponding. Additionally, the replacement will eliminate the seam that currently runs across the middle of the roof, which is a weak point prone to leaks and structural issues. This design improvement will facilitate proper drainage, allowing water to channel correctly and reducing the risk of water damage. Overall, a new roof will enhance the building's durability, energy efficiency, and performance. The bid we received from Calvin Turner Roofing LLC will include the following:

- \*Tear off and haul away all roof surfaces down to metal deck at 147 square flat areas. Two story/west gymnasium roof to be overlaid over existing system at 37 sq flat area.

- \*Install 2 layers of 2 1/2 inch iso board at 184 squares to achieve required R-30 rating.

- \*Install 1/4 inch dens deck/fire rated board at 184 squares

- \*Install 60 mil TPO/rhino Bond roof system at 184 squares of flat areas (l 90 wind rated)

- \*Flash parapet walls using 60 mil TPO at 520 ft of 3 ft high walls and 265 ft of 2 ft high walls

- \*Manufacture and install 14 inch clad cap metal at 785 LFt

- \*Detail and flash base of large AC unit

- \*Replace all pipe jack flashings using TPO boots

- \*Install 1/2 inch slope/iso cricket systems (Q board) at all roof drains/upper and lower

- \*Manufacture and install 2 x 18 inch scupper drains

There is a 10 year manufacturer warranty (no dollar limit).

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

A qualified contractor has conducted a thorough inspection of the roof, focusing on several critical aspects. During this assessment, he took the time to re-evaluate the slope of the roof, which is crucial for proper water drainage, as well as any drainage issues that may be causing concern. Additionally, he examined the materials used in the roofing system to determine their current condition and effectiveness.

The contractor noted that the roof has surpassed the 30-year mark, a significant age that typically indicates the need for careful consideration regarding its maintenance and overall integrity. His observations revealed clear signs of deterioration, which include extreme wear and weather damage that have accumulated over the years. Although numerous repairs have been performed in various areas of the roof in recent years, the contractor highlighted that persistent ponding issues remain. These issues point to a need for a comprehensive redesign of the roof structure and underlayment, aimed at ensuring proper drainage and preventing further water-related problems.

Additionally, the CDE Facilities Inspection Report from March 2022 emphasizes the critical nature of this situation, stating that the current roofing system has

exceeded its useful life and needs to be replaced. This report reinforces the contractor's findings and underscores the urgent need for prompt action to remedy the roof's condition, ensuring the building's long-term safety and functionality.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Replacing the roof as soon as school is out for the summer at the end of the school year would be a highly advantageous decision for our district. Prompt action on this project is essential; if the roof replacement is delayed or the project is not awarded, we risk further deterioration of the roofing structure. This deterioration could lead to more severe leaks and extensive damage to the building's interior, which would not only affect the physical environment but also result in significant financial strain from temporary fixes that would ultimately be inadequate.

Moreover, the implications extend beyond structural issues; health and safety concerns for both students and staff members could arise due to the compromised condition of the roof. These issues could manifest as increased mold growth, poor air quality, or unsafe conditions within the school, all of which could hinder the learning environment and affect overall well-being.

Calvin Turner Roofing has indicated they will be able to start on the roof replacement project in July 2025, should the BEST Grant be awarded. They have assured us that the project will be completed in time for the start of the 2025-26 school year, minimizing disruption to educational activities. However, it is important to note that the district currently lacks the necessary funds to undertake this significant project without the support of the BEST Grant.

We have already allocated the required 36% matching funds in our budget, demonstrating our commitment to this project and readiness to proceed. All elements are in place for us to move forward with the roof replacement, pending the approval of the BEST Grant funds.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The contract service plan is designed to safeguard the integrity and longevity of our roof through scheduled annual inspections conducted by Calvin Turner Roofing. These inspections serve as a crucial component of the ongoing maintenance strategy, ensuring that the roof's condition is thoroughly assessed and monitored at regular intervals. During each inspection, qualified professionals will examine the roof for any signs of wear, damage, or other issues that may compromise its performance.

If any necessary repairs are identified, they will be addressed promptly to mitigate further deterioration and maintain the roof's structural integrity. This proactive approach not only prevents minor issues from escalating into significant problems but also prolongs the lifespan of the roofing system, ultimately saving time and resources in the long run.

In addition to timely repairs, the service plan includes comprehensive warranty coverage for any work performed. This includes a robust manufacturer's warranty that guarantees coverage for a full 10 years without any dollar limit, providing us with peace of mind and assurance that our investment is protected. This warranty signifies a commitment to quality and reliability, ensuring that any necessary repairs will be addressed without incurring additional costs.

The contractor selected for this service plan boasts over 50 years of extensive experience in the roofing industry. Their wealth of knowledge and expertise further enhances the quality of service we can expect, ensuring that each inspection and repair is carried out to the highest standards. The combination of their seasoned professionals and the service plan's structured approach creates a reliable framework for maintaining the roof.

By adopting this proactive maintenance strategy, potential issues can be identified early on, significantly reducing the risk of more serious complications down the line. This not only protects the physical structure of our roof but also contributes to the overall peace of mind, knowing that our roofing system is being expertly managed and maintained to ensure its optimal performance for years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes

No

**Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Monte Vista C-8 (2740) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Marsh Elementary Roof Replacement (2740-SG00001) - - New - Application Number (5)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

36.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

36%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	477,755.64
D. Applicant Match to this Project	\$	171,992.03
E. Requested BEST Grant Amount	\$	305,763.61
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	477,755.64

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***



**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

120


3 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

0 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

09/30/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was derived from the proposals obtained from roofing contractors. There were no distinctive factors that influenced the overall project cost. We used the Colorado Division of Fire Prevention & Control to determine the cost of permits (\$3,306.53) and we used 3% for the escalation and construction contingencies. We have had conversations with Calvin Turner Roofing and they will be able to start the project in July 2025 and complete it prior to the start of the school year, if the BEST Grant is awarded.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Mark Hotz, the Facilities and Transportation Director for the district, will be in charge of the project. Mr. Hotz has held the position of Facilities Director since 2019 and has served as the Transportation Director for two decades. He possesses a thorough knowledge of the buildings and has a solid grasp of the construction process. He will supervise a qualified contractor throughout the roof replacement.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

We chose to follow CDE's procurement policy. It closely aligns with our district policy. A Request for Quotes was developed and was sent to a local newspaper, The Valley Courier, for publication in the legal section. A copy of the Proof of Publication has been uploaded in this application. We met the required RFQ guidelines as the notice was published in 12 editions of the newspaper, with the initial publication occurring 20 days before the bid submission deadline. Unfortunately, we did not receive any bids. Following this procedure, Mark Hotz, our Facilities Director, contacted three roofing contractors that are known for their work and expertise on similar projects. Two of the contractors, Calvin Turner Roofing LLC, and Cornerstone Roof & Gutter LLC, submitted quotes. Both quotes were reviewed. A qualified quote was selected from Calvin Turner Roofing, totaling \$447,594. This vendor had the lowest quote but was selected for a number of reasons. Calvin Turner Roofing is known as a reputable roofing contractor that completes projects of this size and nature in a timely manner, with a quality end result. They bring over 50 years of roofing experience to the table, further enhancing the quality of service. This vendor has worked on other roofing projects in our district and we have developed a good working relationship with the company. The previous projects have always been of the highest quality.

#### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

General repairs have been financed through local funds; however, no significant projects have been funded in the District, apart from a BEST Grant designated for roofing and HVAC improvements at Monte Vista Middle School.

#### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Utility costs are not relevant to this project, however we expect a new roof with an upgraded insulation factor to increase the heating efficiency of the building.

● **Campuses Impacted by this Grant Application** ●

**Greeley 6 - Greeley Alternative Program Roof Replacement - West 20th Campus - 1995**

<b>District:</b>	Greeley 6
<b>School Name:</b>	West 20th Campus
<b>Address:</b>	6200 West 20th Street
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	20,884
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$7,289,460
<b>Condition Budget:</b>	\$3,947,276
<b>Total FCI:</b>	0.54
<b>Adequacy Index:</b>	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$999,743	\$988,146	0.99
Equipment and Furnishings	\$215,882	\$2,202	0.01
Exterior Enclosure	\$1,177,864	\$502,917	0.43
Fire Protection	\$240,312	\$300,187	1.25
HVAC System	\$473,644	\$432,642	0.91
Interior Construction and Conveyance	\$940,881	\$602,251	0.64
Plumbing System	\$446,391	\$250,790	0.56
Site	\$1,725,556	\$868,140	0.50
Special Construction	\$159,993	\$0	0.00
Structure	\$909,194	\$0	0.00
<b>Overall - Total</b>	<b>\$7,289,460</b>	<b>\$3,947,275</b>	<b>0.54</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
West 20th Campus Mod 1	1,855	0.27	2012	\$435,562	\$116,147
West 20th Campus Main	19,029	0.58	1995	\$5,128,342	\$2,962,988
West 20th Campus Site	245,195	0.50	1995	\$1,725,556	\$868,140
<b>Overall - Total</b>	<b>266,079</b>	<b>0.54</b>		<b>\$7,289,460</b>	<b>\$3,947,275</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Greeley 6

**County:** Weld

**Project Title:** Greeley Alternative Program Roof Replacement

<b>Current Grant Request:</b>	\$333,049.13	<b>CDE Minimum Match %:</b>	42%
<b>Current Applicant Match:</b>	\$241,173.51	<b>Actual Match % Provided:</b>	42%
<b>Current Project Request:</b>	\$574,222.64	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$574,222.64	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$35.45	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.61	<b>Affected Pupils:</b>	198
<b>Hard Costs Per Sq Ft:</b>	\$23.36	<b>Cost Per Pupil:</b>	\$2,900
<b>Previous BEST Grant(s):</b>	16	<b>Gross Sq Ft Per Pupil:</b>	99
<b>Previous BEST Total \$:</b>	\$30,669,152.09		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	22,851	<b>Bonded Debt Approved:</b>	\$395,000,000
<b>Assessed Valuation:</b>	\$2,535,686,750	<b>Year(s) Bond Approved:</b>	19
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$104,567	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$377,738,208
<b>Median Household Income:</b>	\$68,643	<b>Total Bond Capacity:</b>	\$507,137,350
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	67.2%	<b>Bond Capacity Remaining:</b>	\$129,399,142
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$867.20		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

Greeley 6 (3120) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Greeley Alternative Program Roof Replacement (3120-SG00007) - - New - Application Number (26)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Greeley 6 - 3120

Other, not listed

Greeley Alternative Program

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Districtwide    | <input type="checkbox"/> Junior High                    | <input type="checkbox"/> Pre-School                                 |
| <input type="checkbox"/> Administration  | <input type="checkbox"/> Career and Technical Education | <input type="checkbox"/> Middle School                              |
| <input type="checkbox"/> Elementary      | <input type="checkbox"/> Media Center                   | <input type="checkbox"/> Classroom                                  |
| <input type="checkbox"/> Library         | <input type="checkbox"/> Auditorium                     | <input type="checkbox"/> Cafeteria                                  |
| <input type="checkbox"/> Kitchen         | <input type="checkbox"/> Kindergarten                   | <input type="checkbox"/> Multi-purpose room                         |
| <input type="checkbox"/> Learning Center | <input checked="" type="checkbox"/> Senior High School  | <input checked="" type="checkbox"/> Alternative High School Program |
|  |   | Other: please explain   |

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The building located at 6200 West 20th St, Greeley, CO, was built to operate as a private school and opened as Mountain View Academy on September 6, 1994. As the years progressed, the school owners worked with Greeley-Evans School District 6 to become a charter school named West Ridge Charter Academy. In 2017, Greeley-Evans School District 6 began occupying and leasing the building to operate an alternative high school program, Greeley Alternative Program (GAP) in the building. GAP is an educational initiative within the Greeley-Evans School District 6 designed to support students who have fallen behind in their studies but are committed to working diligently to earn their high school diploma. The program offers a flexible schedule with three shifts, allowing students to balance their academic responsibilities with work, concurrent enrollment at Aims Community College, or participate in internships and job opportunities. The mission is to assist learners in achieving on-time graduation by completing an individual graduation plan. The program is ideal for juniors and seniors who are slightly behind on credits and are now ready to work hard, attend school consistently, and obtain their diploma.

The building was purchased by the District on March 12, 2025 and will continue to be used for the same purposes by offering the GAP program. This acquisition represents a strategic investment by the district, securing long-term control and use of the property for its intended purposes.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The capital improvements made to the building by the current owner have been minimal since they acquired the property. However, Greeley-Evans School District 6 has proactively invested in maintaining and enhancing the facility throughout the course of their lease. Specifically, the district has undertaken

occasional roof repairs to ensure the building's structural integrity and address weatherproofing concerns. Additionally, they have utilized bond funding to make targeted upgrades, including installing new carpeting in the front entryway to improve aesthetics and functionality and repainting approximately 40% of the classrooms and hallways to create a fresher, more welcoming learning environment.

In alignment with safety and security priorities, the district is also in the process of installing a secured entry vestibule, which will enhance building access control and improve overall security for students, staff, and visitors. Furthermore, door hardware upgrades are being implemented to modernize locking mechanisms and improve the safety, usability, and compliance of the building's doors. These improvements reflect the district's commitment to maintaining a safe, functional, and aesthetically pleasing educational space, even as they prepare to finalize the purchase of the property.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress toward the district's master plan goals. The district's normal budgetary operations cannot sustain the maintenance needed to continue to repair the roof. The district was successful in passing a \$395 million bond in November 2019, which was successfully implemented. Additionally, the voters approved extending the Mill Levy Override in 2017. In 2023-2024, there was 29.3 million in voter-approved override funds available and \$3.9 million or 13% budgeted for district capital improvements and deferred maintenance.

Even though deferred maintenance was being addressed through the bond, approximately 1.2% or \$3.5 million of the General Fund budget has been transferred to the Capital Projects Fund to support the maintenance of facilities in the District over the past five years. At the end of the 2023-2024 fiscal year, there was a \$12 million fund balance in the Capital Projects Fund. This money, over time, has been set aside to address the significant maintenance repairs, health and safety concerns, and code compliance issues that could not be addressed in the 2019 bond issue. To address these needs, the District will continue to transfer a minimum of \$3.5 million of the General Fund for the continued maintenance of systems and infrastructure of the facilities. The Capital Projects Fund holds funds to support any required replacement and maintenance needs for Prairie Heights Middle School. To date, there haven't been any building systems expenses incurred for this school. Of the \$3.5 million transferred to the Capital Projects Fund, 1.51% (530 Students / \$3.5 million) of these funds are set aside to support the facility needs for Prairie Heights Middle School.

The district would expect to see a savings in repair and maintenance costs from this roof replacement. These savings would, in turn, help to ensure the sustainability of these funds for a preventative maintenance plan and will be reflected in the district's maintenance department budget as well as the Capital Projects Fund budget.



The Capital Projects Fund holds funds to support any required replacement and maintenance needs for Prairie Heights Middle School. To date, there haven't been any building systems expenses incurred for this school.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Greeley 6 (3120) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Greeley Alternative Program Roof Replacement (3120-SG00007) - - New - Application Number (26)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

N/A

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The GAP building's original construction dates back to 1995. The roofs date back to original construction. We intend to replace the roof on the main building whose current roof system is a ballasted .45 mil EPDM.

We propose to replace the existing system with a fully adhered .60 mil EPDM membrane system, which is preferred by the school district. New work will include new sheet metal, roof accessories and insulation. Additionally, we intend to install a new dimensional asphalt shingle system on the gym roof which is a pre-manufactured metal building where the corrugated metal roof doubles as the roof and roof deck. There is a blanket of plastic encapsulated batt insulation that's tight to the underside of the metal roof. The proposed scope of work on the gym will include replacement of wet or damaged batt insulation on the underside of the metal roof. Finally, adjacent to the gym is an outbuilding that the school district will continue to maintain and improve. The existing single ply membrane roof will be replaced with a new EPDM roof system as described above.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roofs at the GAP building have been identified as having emergent roofing needs significant enough to require replacement.

The ballasted .45mil EPDM membrane is universally shrinking and is not repairable. Once this phenomenon begins it is irreversible and could lead to catastrophic failure. In some areas, the membrane has shrunk to a point that the flashing material and metal counterflashing has completely pulled off walls. The ballasted roof system is 30 years old and has well surpassed its useful life.

The gym is a premanufactured metal building where the corrugated metal roof is fastened directly to purlins that are attached to the roof structure. Leaks are ongoing especially at the lower edges. Some of the existing batt in sulation is water saturated and maintenance have to cut the plastic retainer to release the water. The fiberglass skylight panels that are integrated into the roof are deteriorated, yellowed and let very little natural light into the space.

The outbuilding is a fully adhered EPDM that has been coated with an elastomeric coating. It is estimated that the membrane is over 25 years which has exceeded its useful life. The roof insulation is negligible with negatively effects occupant comfort and energy efficiency.

Repairing roofs of this vintage and condition are temporary at best and the ongoing maintenance nuisance strains School District resources that are already stretched thin.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Grimditch Design & Consulting (GDC) was engaged in 2024 to assess the School District's assets to prioritize which schools are the most in need of roof replacement. Two schools were identified to have critical needs and GDC prepared an audit report that included the following:

- Archive research.
- Visual inspection of each roof section at the school.
- Surface photos, drone photos and drone video.
- Roof sampling to determine the existing roof assemblies & the presence of wet insulation.
- Code compliance research.

District 6 directed GDC to look at the possibility of designing and competitively bidding these projects for 2025 replacement. Initially, District 6 opted to pursue BEST Grants for both Bella Romero Academy K-3 and the Greeley Alternative Program. However, the school district removed the grant for Bella Romero after a hail damage insurance settlement was reached to replace the roof. GDC incorporated the information gathered for the audit to create Contract Documents and competitively bid the project to qualified contractors.

## Solution

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The main roof will be replaced with a new fully adhered 60mil EPDM system that includes additional insulation to supplement the existing, new roof accessories and new associated sheet metal. The metal roof on the gym roof will be overlaid with a new roof deck and asphalt shingles.

The International Building Code, The State of Colorado and The Colorado Department of Education Guidelines will be adhered to in the design of the new roofing system. Building Code provisions include, but are not limited to:

- Design prepared by a licensed Architect
- Structural analysis of each roof section by a State of Colorado licensed Structural Engineer
- CDC Capital Construction guidelines
- Building permit obtained from the City of Greeley who has a Memo of Understanding with the Division of Fire Prevention and Control (DFPC)
- Installation of ladders where roof to roof transitions exceed 30" as mandated by the International Mechanical Code (IMC)
- IBC, IEBC and International Existing Building Code (IEBC) requirements for roofs
- Compliance with minimum roof slope provisions
- Guardrails at HVAC units within ten feet of roof edges
- Guardrails at roof access points within ten feet of roof edges

The flat roof area is approximately 16,200sf. The new roof system is as follows:

- Remove & discard the existing roof membrane to the existing insulation or structural deck.
- Remove & discard abandoned RTUs/curbs/roof hatch, etc.
- Raise rooftop equipment, skylights, etc. as needed to accommodate the new roof system.
- Remove/replace damaged/deteriorated structural deck.
- Remove & discard the existing sheet metal & roof associated accessories and discard.
- Provide the material & labor to install a new fully adhered EPDM roof system.
- Provide the material & labor to install new sheet metal throughout.
- Provide and install new guardrails and ladders, as required.

The sloped roof area is approximately 6,800sf. The new roof system is as follows:

- Remove/replace damaged/ deteriorated structural deck.
- Remove & discard the existing sheet metal & roof associated accessories and discard.
- Overlay with a new plywood deck.
- Provide and install new KalWall skylights.
- Provide the material & labor to install a new dimensional asphalt shingle roof system
- Provide the material & labor to install new gutters, downspouts and sheet metal throughout.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Grimditch Design & Consulting (GDC) used the roof audit described in the inspection and diligence section above to recommend to School District personnel the most appropriate roof replacement option.

The proposed solution considers:

- Climate; particularly hail resistance
- IBC provisions along with State and local ordinances
- Budget
- Available BEST Grant match
- Longevity of materials
- Ease of maintenance
- Access surrounding the school
- Fluctuations in labor and material costs
- Project phasing
- Existing roof assemblies
- Clear design intent
- Competitive bidding to competent contractors
- Favorable Workmanship and Manufacturer warranties

The existing roof insulation will remain in place and supplemented with new to comply with the International Energy Efficiency Code. During the due-diligence phase, it was determined that the existing insulation can be reused based on its type and condition. Reusing insulation reduces the construction cost & keeps salvageable material out of the landfill. With any project there is a chance that the roofer will discover limited amounts of wet or damaged insulation, to that end, unit pricing for removing and replacing 100 square feet of insulation was required.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing systems identified in the scope of work are within the replacement age, are difficult to service and should be replaced during the summer of 2025. Reoccurring roof leaks are a nuisance for staff and students who must relocate to other areas of the school. This disruption is detrimental to the learning environment.

Additionally, concerns around indoor air quality have heightened as witnessed by increased work orders from the school's staff. The maintenance team must respond to each crisis which distracts them from ongoing preventive maintenance operations. Additional safety issues arise from the placement of buckets and trash cans to collect water. In some cases, ceiling tiles and sheetrock have become water saturated and collapsed which can endanger the school's occupants.

If the BEST Grant is awarded, the project will occur during the summer of 2025. If the BEST Grant isn't successful, then funds will be reallocated from other critical projects to triage the roofs. Continued leaks can cause damage to the schools' structure, interior, equipment and valuable educational materials,

which could significantly increase the cost of deferring the project. D6 will apply again for a BEST Grant during the 2026/27 cycle. Until then, the health and safety of the buildings' occupants may be in jeopardy.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes  
 No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

N/A

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The district maintains a ten-year facilities maintenance plan that is updated annually to include all projected capital renewal and maintenance costs. This document and related figures inform annual budgeting for maintenance as well as the amount transferred into capital reserves for capital renewal and new capital projects.

Upon completion of the project, the contractor will warrant the project for three and a half years and will be responsible for any roof-related issues that arise during that time period. Towards the end of the workmanship warranty period, GDC, School District personnel and the contractor will inspect the entire roof for deficiencies that the contractor will remedy. Further, the contractor will conduct a roof inspection and repair clinic for pertinent school district staff.

The manufacturer will warrant the project for a period of twenty years. School District 6 has an experienced maintenance team that is well versed in all types of roofing systems and repairs. If large roof repairs are required, they will be conducted by a competent roofing contractor. The roof will be methodically inspected yearly to determine deficiencies that need to be repaired. At least two times a year school district personnel will access the roof to identify and, if possible, remedy the following:

- Punctures in the membrane.
- Debris around drains, scuppers, and other areas of the roof.
- Roof blisters.
- Membrane deterioration.
- Structure deflection.
- Obstructed drainpipes, downspouts & vents.
- Ponding water.

- Holes or cracks in seams, flashings, etc.
- Sheetmetal and mechanical damage.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The School District has no plan to change the use or dispose of this facility.



III. Detailed Project Cost Summary

**Greeley 6 (3120) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Greeley Alternative Program Roof Replacement (3120-SG00007) - - New - Application Number (26)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

42.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

42%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	574,222.64
D. Applicant Match to this Project	\$	241,173.51
E. Requested BEST Grant Amount	\$	333,049.13
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	574,222.64

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

99


6 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

4 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

05/27/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/15/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Grimditch Design & Consulting prepared RFP (Request For Proposals) documents to solicit proposals from the following pre-qualified contractors:

- 1) B&M Roofing
- 2) Front Range Roofing Systems
- 3) Grabau Roofing
- 4) Select Roofing
- 5) Superior Roofing

The cost basis that was entered into the Detailed Project Budget was the apparent best value to the school district of the five bids received.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Grimditch Design & Consulting, Inc. (GDC) in conjunction with select School District personnel including, but not limited to, the Assistant Superintendent of Facilities, the Building Maintenance Manager and the assigned Construction Project Manager.

GDC's Principal (Brent Grimditch) is a licensed Colorado Architect and has specialized in roofing, waterproofing and building envelope in the State of Colorado since 1998. Brent Grimditch and his Associates, Fiona Stoneman and Tamara Hybertson, have designed and managed multiple projects for several school

districts throughout Colorado. GDC continues to build on its vast BEST Grant project experience that it has developed over the past 13 years.

GDC will conduct periodic inspections of the project while it is under construction to assure quality assurance and control. Additionally, GDC will facilitate weekly meetings with the owner and the contractor as well as produce observation reports.

In 2021, the District bid roof consulting services and have maintained the relationship with GDC since Brent is familiar with our facilities. Additionally, the District's Board policy DJE specifically mentions various services not needing to be bid, including Consulting Services.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

School District 6 selected GDC to partner with the school district to assist with the BEST Grant application, designing and bidding the project as well as provide project management to see the project to completion.

The school district worked with GDC to create an RFQ to qualify contractors to propose on the project. The responses were evaluated by a panel of three school district employees, one community member and the GDC team. The rubric used for evaluation consisted of four categories; Technical Approach (30%), Company Experience (40%), Schedule (20%) and Proximity (10%). Ultimately, eight contractors were approved to propose on the project. Six qualifying proposals were received and, currently, we are reviewing the responses to select the most qualified contractor to complete the work on behalf of the school district.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The school district is not seeking funding from other sources. The school district has received a storm damage insurance settlement for other school district buildings, but the GAP building wasn't included in that distribution.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Specific utility costs are not relevant to this project, but the District has seen savings at sites that have been re-roofed.

● **Campuses Impacted by this Grant Application** ●

**Mapleton 1 - Multiple School HVAC Replacement – Mapleton Early College HS/MESA - 2012**

<b>District:</b>	Mapleton 1
<b>School Name:</b>	Skyview Campus - Mapleton Early College HS/MESA
<b>Address:</b>	8980 York Street
<b>City:</b>	Thornton
<b>Gross Area (SF):</b>	85,500
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$42,846,252
<b>Condition Budget:</b>	\$3,834,951
<b>Total FCI:</b>	0.09
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,407,030	\$2,701,186	0.61
Equipment and Furnishings	\$1,420,367	\$0	0.00
Exterior Enclosure	\$5,073,238	\$0	0.00
Fire Protection	\$1,117,167	\$0	0.00
HVAC System	\$7,205,382	\$80,434	0.01
Interior Construction and Conveyance	\$4,502,176	\$817,126	0.18
Plumbing System	\$2,071,004	\$230,270	0.11
Site	\$8,992,562	\$5,935	0.00
Structure	\$8,057,325	\$0	0.00
<b>Overall - Total</b>	<b>\$42,846,252</b>	<b>\$3,834,951</b>	<b>0.09</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Mapleton Early College HS/MESA Main	85,500	0.11	2012	\$33,853,690	\$3,829,016
Mapleton Early College HS/MESA Site	592,530	0.00	2012	\$8,992,562	\$5,935
<b>Overall - Total</b>	<b>678,030</b>	<b>0.09</b>		<b>\$42,846,252</b>	<b>\$3,834,951</b>

**● Campuses Impacted by this Grant Application ●**

**Mapleton 1 - Multiple School HVAC Replacement – North Valley School for Young Adults - 1962**

<b>District:</b>	Mapleton 1
<b>School Name:</b>	Skyview Campus - North Valley School for Young Adults
<b>Address:</b>	8990 York Street
<b>City:</b>	Thornton
<b>Gross Area (SF):</b>	149,100
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$61,540,835
<b>Condition Budget:</b>	\$27,385,182
<b>Total FCI:</b>	0.44
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,369,845	\$7,051,945	0.96
Equipment and Furnishings	\$1,440,586	\$1,123,477	0.78
Exterior Enclosure	\$5,078,070	\$1,674,260	0.33
Fire Protection	\$1,924,129	\$2,144,854	1.11
HVAC System	\$11,648,130	\$5,198,419	0.45
Interior Construction and Conveyance	\$15,347,167	\$4,637,560	0.30
Plumbing System	\$3,302,426	\$3,606,081	1.09
Site	\$3,836,840	\$1,948,585	0.51
Structure	\$11,593,640	\$0	0.00
<b>Overall - Total</b>	<b>\$61,540,835</b>	<b>\$27,385,181</b>	<b>0.44</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
North Valley School for Young Adults Main	134,900	0.44	1962	\$53,771,801	\$23,434,272
North Valley School for Young Adults Site	665,800	0.51	1962	\$3,836,840	\$1,948,585
North Valley Gallery Building	14,200	0.51	1962	\$3,932,193	\$2,002,324
<b>Overall - Total</b>	<b>814,900</b>	<b>0.44</b>		<b>\$61,540,835</b>	<b>\$27,385,181</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Mapleton 1

**County:** Adams

**Project Title:** Multiple School HVAC Replacement

<b>Current Grant Request:</b>	\$7,800,128.33	<b>CDE Minimum Match %:</b>	43%
<b>Current Applicant Match:</b>	\$5,884,307.34	<b>Actual Match % Provided:</b>	43%
<b>Current Project Request:</b>	\$13,684,435.67	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$13,684,435.67	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$110.17	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$7.84	<b>Affected Pupils:</b>	801
<b>Hard Costs Per Sq Ft:</b>	\$102.33	<b>Cost Per Pupil:</b>	\$17,084
<b>Previous BEST Grant(s):</b>	7	<b>Gross Sq Ft Per Pupil:</b>	252
<b>Previous BEST Total \$:</b>	\$87,467,103.26		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	6,939	<b>Bonded Debt Approved:</b>	\$150,000,000
<b>Assessed Valuation:</b>	\$1,247,474,010	<b>Year(s) Bond Approved:</b>	16
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$175,300	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$144,959,997
<b>Median Household Income:</b>	\$89,932	<b>Total Bond Capacity:</b>	\$249,494,802
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	72.0%	<b>Bond Capacity Remaining:</b>	\$104,534,805
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,838.31		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

Mapleton 1 (0010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School HVAC Replacement (0010-SG00004) - - New - Application Number (28)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Mapleton Early Career Preparation - 0010-0212 ▼

\* Facility Name & Code

Mapleton Expeditionary School of the Arts - 0010-0187 ▼

\* Facility Name & Code

North Valley School for Young Adults - 0010-6315 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain



\*

## Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

## Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The school buildings on Mapleton Public Schools' Skyview Campus have been owned and operated by the district since their construction in 2010. The campus features three buildings housing five schools. One building accommodates Academy High School and Clayton Partnership School. Another shared building houses Mapleton Early Career Prep (MEC) and Mapleton Expeditionary School of the Arts (MESA). North Valley School for Young Adults (NV) is located in a building connected to an existing structure. This facility also includes athletic administrative offices, a gym, and a remodeled career and technical education (CTE) space.

These modern buildings were made possible by a community-supported bond and a \$32 million BEST grant. They were designed by leading school architects and built by reputable construction teams. The construction adhered to the Public School Facility Construction Guidelines, 2006 International Energy Conservation Code (IECC), and LEED Gold standards.

This application focuses on the buildings housing MEC, MESA, and North Valley, collectively referred to as the Skyview Campus.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The Skyview Campus opened to students in 2012. Routine maintenance has kept these buildings in excellent operating condition. However, even the most rigorous maintenance schedule cannot extend the life or correct the safety hazards existing with the Variable Refrigerant Flow (VRF) HVAC systems, currently installed in the MEC/MESA and North Valley buildings. These systems are failing, requiring an extraordinary number of costly repairs, and presenting daily threats to student and staff safety.

The VRF systems include miles of refrigeration piping throughout each building, which are now failing. Refrigerant leaks in these systems are particularly hazardous because refrigerant displaces oxygen, posing a serious safety risk to students and staff. These leaks are odorless, lack visible signs, and are challenging to locate, requiring extensive troubleshooting.

Mapleton Public Schools applied for a BEST grant in 2024 to address these issues on the Skyview Campus, and, although the district was shortlisted for funds, the project was placed below other funded projects on the list. Because of the urgency of the HVAC repairs, Mapleton assumed debt in the general fund and partnered with leading energy service company, Iconergy, to replace the VRF systems at two of the five schools on the Skyview Campus, Academy High School and Clayton Academy.

The new HVAC system in this building is a water source heat pump (WSHP) which eliminates the risks associated with refrigerant leaks. Unlike VRF systems, WSHPs do not use miles of refrigeration piping. Any leaks that occur in WSHP systems would involve water, which is safer and easier to identify, as droplets form in ceiling tiles.

The WSHP system has proven effective, with no leaks reported since its installation. Mapleton now plans to replace the VRF systems in the two buildings housing MEC, MESA, and NV within the next two years, ensuring these buildings also benefit from safer, more reliable HVAC systems.

## **G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Each year, Mapleton adopts a capital reserve budget that takes into account facility needs, including BEST-funded facilities. As some of the district's BEST-funded buildings have aged, Mapleton has successfully used these capital reserve funds to address many routine issues. This ongoing approach to capital reserve has served the district well in terms of funding critical maintenance and renewal projects, but it is entirely inadequate for these full HVAC replacement projects.

Mapleton has funded its capital reserve fund for the fiscal year 2025 at \$4.7M (excluding costs related to building replacements), or \$721 per pupil as a transfer from its general fund. In addition, Mapleton passed a Mill Levy in 2022 in part to ensure ongoing revenue for building maintenance. Finally, we have approximately \$2M left from the 2016-2022 capital construction program available for major maintenance or building projects. These funds include adequate funding for routine maintenance to maintain the new HVAC systems on the Skyview Campus over their lifecycle.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Mapleton 1 (0010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School HVAC Replacement (0010-SG00004) - - New - Application Number (28)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Shortlisted in 2024 lower than funded projects

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Mapleton Public Schools serves a diverse, high-need student population of more than 7,000 students in the Thornton/North Denver area of Adams County. The buildings that are the focus of this application are on the Skyview Campus. The Skyview Campus houses five schools and serves 1630 students in 2024-25.

- o 71.84% - Free/Reduced Lunch
- o 90.72% Minority
- o 38% Multilingual Language Learners

The buildings on the Skyview Campus are in excellent condition, thanks to a rigorous and routine maintenance schedule. The failing HVAC systems are a perpetual problem that negatively impacts everything from student success to health and safety, to teacher retention. The HVAC systems have required constant maintenance for nearly a decade. Students and teachers have endured hours of discomfort, attempting to learn in classrooms that are too cold, or too hot. The failing HVAC has even strained relationships between the Board, District leaders, and the Education Association, with members petitioning the Board in the fall of 2023 about the extremely uncomfortable conditions they could no longer endure.

The Variable Refrigerant Flow (VRF) HVAC systems at MEC, MESA, and NV have reached the end of their lifecycle and are unsafe. These systems include miles of refrigerant piping, which are failing. Refrigerant leaks are particularly hazardous as they are odorless, invisible, and difficult to locate, requiring extensive and costly troubleshooting. Refrigerant, used in these systems, displaces oxygen and can pose severe health risks, including suffocation, especially in poorly ventilated areas.

The failing HVAC systems cause extreme swings in classroom temperatures, with readings exceeding 90°F in warmer months and dropping below 60°F in winter. These conditions can exacerbate respiratory conditions like asthma, which is already prevalent in Adams County. The area has a higher age-adjusted asthma emergency department visit rate of 29.67, compared to the statewide average of 20.1.

The adverse conditions caused by the HVAC failures are likely linked to students' poor academic performance, attendance, and engagement. According to CDE, chronic absenteeism rates are notably high at the three schools:

- MEC: 45.6% chronically absent
- MESA: 43.6% chronically absent
- North Valley: 76.6% chronically absent

Chronic absenteeism is a key predictor of dropout risk, particularly for minority students who already face systemic inequities.

In 2024, Mapleton assumed debt in the general fund to replace the VRF systems at the two other schools on the Skyview Campus. The new water source heat pump (WSHP) systems eliminated refrigerant risks by removing piping and replacing it with safer water-based technology. This solution resolved the safety

issues and made the building a more comfortable place to teach and learn. The district plans to address the HVAC systems at MEC, MESA, and NV within two years, following this proven approach.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The HVAC systems at MEC, MESA, and North Valley schools on the Skyview Campus are critically deficient in functionality, safety, and energy efficiency. These aging systems, which rely on aging and failing Variable Refrigerant Flow (VRF) technology, are plagued by refrigerant leaks, severe temperature inconsistencies, and inadequate ventilation. These issues compromise the health, safety, and well-being of students and staff, creating an urgent need for comprehensive system replacements.

#### Necessary repairs and replacements

For nearly a decade, Mapleton's Operations team has routinely repaired or replaced key HVAC components, like constant-speed compressors, inverter compressors, fan coil units, and circuit boards which are unreliable and prone to failure, as well as replaced refrigerant in the system. It's important to note that this current system uses 410A refrigerant which is being phased out by the EPA due to its concerning levels of environmental damage. Frequent refrigerant leaks, such as those in 2023 and 2024 that led to classrooms having to move spaces for multiple days, and one that impacted an entire floor of a school building, highlight the systems' inability to sustain operations.

An engineer from Mapleton's partner, Iconergy, recently reviewed the current HVAC systems and found that many areas don't have enough cooling capacity. In eight spaces, the cooling systems are more than 15% too low, and in about a dozen others, they fall short by 5-10%. On top of that, many classrooms have ventilation systems designed for a maximum of 26 people. This is less than what is required by updated standards of the International Mechanical Code (IMC 2021) and doesn't match the number of students typically present in these rooms during busy times.

#### Health and Safety Concerns

The failing HVAC systems pose significant health and safety risks, particularly from refrigerant leaks. There have been multiple leaks in the MEC/MESA building, including one in May of 2024, when a leak on the condenser coil on the roof impacted the entire second floor of the building. Another leak in 2024 shut down a classroom for multiple days, and the students had to move spaces while our operations team resolved the issue. There was also a leak in 2023 that caused students from MESA to be removed from their classroom and relocated to another area of the building. Exposure to 410A refrigeration leaks can cause dizziness, suffocation, and long-term risks like liver and kidney damage, according to the Environmental Protection Agency (EPA) and the Agency for Toxic Substances and Disease Registry (ATSDR). These issues are especially hazardous in MEC/MESA, where windows were designed to be non-operable, intensifying the impact of poor air quality and trapped refrigerant vapors.

Temperature inconsistencies are another major concern, with MEC and MESA classrooms often exceeding 90°F in summer and dropping below 60°F in winter. Such conditions disrupt learning and create unsafe environments. In January 2024, temperatures logged digitally during the school day showed classroom temperatures ranging from 66°F to 81°F, illustrating the systems' inability to maintain comfort.

#### Adams County Health Department Complaints

In August 2024, teachers at MEC filed complaints with the Adams County Health Department (ACHD) about excessive heat. While the department acknowledged Mapleton's mitigation efforts, such as portable coolers, fans, and relocating classrooms to cooler spaces, these measures are temporary and inadequate. The ACHD requested additional steps, including better water access for students and the sharing of an extreme temperature response plan. The ACHD also renewed school inspections in the district, which emphasize the urgency of resolving these systemic HVAC failures to meet health and safety standards.

#### Safety risks of space heaters

The district's Operations Department pledges to provide classrooms with space heaters as a temporary fix if their staff cannot solve heating issues within 24 hours. However, space heaters introduce fire hazards and increase electrical safety concerns. The use of fans to address overheating is equally inadequate and costly. Fans and space heaters also create background noise that is hard for teachers to talk over, and when students cannot hear their teachers talk, learning and focus cannot happen. Space heaters are a leading cause of school fires, according to the National Fire Protection Agency, and they also pose burn and tripping hazards and are highly energy-intensive, further straining the district's operational budget.

#### Security Risks from propped-open doors

To address overheating and increase air circulation, teachers frequently prop open exterior doors, compromising security at MEC, MESA, and NV. While the district doesn't record the frequency of this practice, Mapleton's School Resource Officers say it is a common occurrence. This provides easy access to unauthorized individuals, undermining school safety protocols. One unauthorized open door in either the MEC/MESA or NV building all students and all staff in all buildings at risk.

### Asthma and ventilation deficiencies

Inadequate ventilation can exacerbate respiratory issues. Mapleton is located in Adams County, which already has a high asthma emergency department visit rate of 29.67 per 10,000 residents compared to the state average of 20.1. At the three schools this grant would benefit, asthma affects 12% of students at MEC, 15% at MESA, and 23% at NV. The undersized HVAC systems also fail to meet IMC 2021 standards, leading to poor air quality and increased risks for students with respiratory conditions.

### Asbestos abatement

While the district seeks BEST grant funding primarily to resolve HVAC issues, Mapleton would also conduct abatement during North Valley's renovation to prevent respiratory illnesses associated with asbestos exposure. The athletic hallway adjoining the building contains asbestos in areas such as the gym, laundry rooms, and crawlspaces, posing a serious health hazard to students, staff, and visitors. Asbestos is a known carcinogen, and prolonged exposure to its fibers can lead to severe respiratory illnesses, including asbestosis, lung cancer, and mesothelioma. The risk of exposure increases when asbestos-containing materials are disturbed, such as during maintenance, renovations, or damage to the building infrastructure.

In addition to its direct health impacts, asbestos contamination poses long-term risks to indoor air quality and building usability. Disturbances in these areas, such as leaks, repairs, or even regular wear and tear, could release microscopic asbestos fibers into the air, endangering everyone in the vicinity. This process would safely remove and dispose of asbestos materials to eliminate the risks associated with its presence.

This proactive approach is essential not only for compliance with health and safety regulations but also for providing a secure and healthy environment where students and staff can focus on learning and teaching without fear of long-term health consequences.

### Energy inefficiencies

The VRF HVAC systems at MESA, MEC and NV are highly inefficient, as evidenced by the low Energy Star scores. These systems run continuously to compensate for deficiencies, driving up utility costs and contributing to environmental sustainability challenges.

### Proposed Solution and BEST Grant Alignment

Replacing the HVAC systems in MEC, MESA, and NV with modern water source heat pumps will address these critical deficiencies. This solution eliminates refrigerant leak risks, ensures consistent temperature control, and removes the need for unsafe temporary measures like space heaters. Upgrading ventilation systems will improve air quality and support students with respiratory conditions. Additionally, asbestos abatement will protect students and staff from long-term health risks. These improvements align with the statutory priorities of the BEST Grant by enhancing health, safety, energy efficiency, and environmental sustainability, ensuring a secure and comfortable learning environment for all.

### \* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Mapleton Public Schools has taken extensive steps to investigate the deficiencies and performance issues associated with the HVAC systems on the Skyview Campus. The district has partnered with Iconergy, a trusted leader in energy services and engineering consulting, to conduct thorough evaluations in 2017, 2019, and 2023. These investigations were prompted by persistent concerns about occupant discomfort, frequent system failures, and ongoing health and safety risks related to the aging Variable Refrigerant Flow (VRF) HVAC systems.

Each of Iconergy's reports highlighted critical deficiencies in the mechanical design and building automation system of the VRF systems. Key findings included the inability of the HVAC system to meet the cooling needs of classrooms, even though the systems were theoretically designed to support 26



occupants per space. Load calculations revealed that the systems were significantly undersized, with some areas being more than 15% below capacity and others falling 5-10% short of demand during peak conditions.

Compounding these issues were numerous refrigerant leaks, which posed severe health risks. Despite these hazards, the buildings lacked refrigerant leak detection monitors, further endangering occupants.

Iconergy also documented a pattern of mechanical failures, including a high rate of compressor breakdowns and instances of system trouble mode triggering "heat dumps" into certain areas. These events caused sudden and prolonged overheating in classrooms and common spaces, further disrupting the learning environment.

The district's commitment to due diligence extended beyond engineering evaluations. Mapleton's Operations team pays near constant attention to the HVAC systems on the Skyview Campus, routinely addressing issues and repairing or replacing critical components such as compressors and fan coil units. Specialized factory technicians from LG headquarters in South Korea, the company that built the VRF HVAC systems that are installed on the MEC/MESA and North Valley building on the Skyview Campus, have been on site twice, once in 2017 and again in 2019 attempting to permanently repair all outstanding issues. The engineers were unable to provide sustainable solutions. All efforts employed by the district, as well as HVAC experts, have only provided temporary, limited relief. Repairs are not sustainable, and the system is now at the end of its lifecycle. Long-term reliability is not an option, as repairs will only become more frequent and more expensive.

These investigations have provided Mapleton with a clear understanding of the underlying deficiencies and the urgent need for comprehensive action. By thoroughly assessing the HVAC systems' mechanical, operational, and safety shortcomings, the district has exhausted the alternatives and must replace the failing VRF systems with more reliable and energy-efficient alternatives. This approach, supported by the BEST grant, aims to create a safe, comfortable, and sustainable learning environment for students and staff.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Mapleton's proposed solution addresses the deficiencies with the current HVAC systems in MEC, MESA, and North Valley by replacing the existing VRF system with a more reliable and efficient water source heat pump system. The scope of work includes removing the failing VRF systems and retrofitting the buildings with a new hydronic system that will significantly improve temperature control, air quality, and overall building efficiency.

### **Why This Solution Is Effective**

The VRF systems currently in place are outdated and failing. With a lifespan of 10-15 years, they have become increasingly costly to repair, and local experts are scarce. From July 2023 to January 2025, MEC and MESA experienced 214 HVAC-related work orders—an unmanageable number that reflects the systems' poor reliability. The proposed water source heat pump system solves these issues by providing consistent heating and cooling. This system includes a condenser water loop, cooling tower, and condensing boiler to address both heating and cooling needs. It will also use updated controls and energy recovery ventilators (ERVs) to improve air quality. Hydronic systems like this are proven to last 20-25 years and require less maintenance, making them more cost-effective over time.

A Proven Track Record: Success at Clayton and Academy

In the summer of 2024, Mapleton replaced the VRF systems at Clayton Partnership School and Academy High School on the same Skyview Campus with a water source heat pump system. The results have been remarkable.

- Before the upgrade (July 2023-January 2024): 120 HVAC-related work orders were recorded in the Clayton/Academy building.
- After the upgrade (July 2024-January 2025): Work orders dropped to just 20 - a reduction of 100 work orders in the same six-month time period a year later.

This dramatic improvement shows the new system's effectiveness and highlights the potential for similar results at MEC, MESA, and North Valley.

#### Project Phasing and Timeline

The project will be completed in phases over two summers to ensure minimal disruption during the school year. Construction will begin in the summer of 2025, right after students leave for summer break. Crews will work seven days a week to remove ceiling grids and lay floor protection. The first phase will focus on MEC and MESA, replacing the HVAC systems and making necessary upgrades. The second phase will begin in the summer of 2026, when the HVAC systems at North Valley and the athletic hallway will be replaced. This phase will also include asbestos abatement in the affected areas of the gym, athletic hallway, laundry room, and crawl spaces. The project's phased approach allows for better manpower distribution, ensuring quality work without overburdening staff.

#### Asbestos Abatement

An important part of this project is asbestos abatement in areas impacted by the HVAC system replacement. Asbestos has been identified in the gym, athletic hallway, laundry room, and crawl spaces at North Valley, posing potential health hazards if disturbed. This project includes the safe removal and disposal of asbestos in compliance with all federal and state regulations. Addressing this issue during the HVAC upgrade will eliminate a significant safety risk and ensure these spaces are safe for future use.

#### Long-Term Benefits

The proposed system provides numerous long-term benefits:

- Safety Enhancements: Removal of 410A refrigerant and possibility of refrigerant leaks, comfortable temperatures and end of extreme temperature swings, no need to prop open doors, so buildings can stay secure, asbestos abatement
- Lower Maintenance Needs: Work order reductions, as seen at Clayton/Academy, are expected at MEC, MESA, and North Valley, with more manageable costs for routine maintenance repairs
- Energy Savings: The hydronic system uses less energy, which will reduce operating costs.
- Reliability: The system's design ensures dependable heating and cooling, even in extreme weather.
- Improved Learning Environments: Consistent temperatures and better air quality create safer, more comfortable spaces for students and staff.

#### Conclusion

Replacing the failing VRF systems with water-source heat pumps will save money, reduce maintenance needs, and improve the quality of education for more than 800 students. Addressing asbestos risks as part of this effort reinforces the district's commitment to student and staff safety.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Mapleton Public Schools has undertaken a thorough and collaborative process to address the persistent HVAC system issues at MEC, MESA, and North Valley. Starting in 2017, the district partnered with Iconergy, a respected energy consulting firm, to evaluate the inefficiencies and limitations of the existing VRF systems. These evaluations included site analyses, performance reviews, and system assessments, leading to a clear understanding of the systems' shortcomings and their impact on safety, comfort, and learning outcomes.

#### Architectural and Functional Analysis

Iconergy's analyses revealed critical operational failures in the VRF systems. These included an inability to regulate classroom temperatures effectively, with some rooms reaching 90°F in the summer or dropping into the 50s during winter. These extreme temperatures make it hard for students to focus and can even cause health problems like heat-related illnesses or worsening asthma. The systems' reliance on extensive refrigerant networks further introduced risks of undetected leaks. The current systems also rely on complicated networks of refrigerants, which can leak without anyone noticing. These leaks are dangerous because they can cause frostbite or push out oxygen in the air, creating serious health risks. This makes the VRF systems unsafe for school use.

#### Infrastructure and Site Analysis

The VRF systems were found to be poorly matched to the campus's operational demands. Their energy consumption was excessive, leading to high utility costs, and their dependence on specialized refrigerants and components made repairs increasingly costly and challenging due to limited local expertise. In contrast, a water source heat pump system was identified as the most practical and reliable replacement. This technology offers simplicity, longevity, and reduced energy consumption, addressing both operational and financial concerns.

#### Technology and Construction Standards

The proposed solution involves replacing the VRF systems with a water source heat pump system featuring energy recovery ventilators (ERVs) to improve air quality and a Building Automation System (BAS) to optimize heating, cooling, and ventilation. This design aligns with district standards for efficiency, sustainability, and ease of operation, ensuring long-term reliability and cost-effectiveness.

The water source heat pump system offers a lifespan of 20-25 years and significantly reduces energy use compared to the VRF systems. It provides a sustainable and dependable solution tailored to the needs of the Skyview Campus.

#### Efforts to Ensure Efficient Use of Resources

The district evaluated repair and replacement options to determine the most efficient use of resources. Repairs to the VRF systems have already cost the district approximately \$1 million since installation, with escalating expenses rendering further investment unfeasible. A recent repair proposal by Murphy estimated \$76,678 for replacing only five compressors at North Valley—just a fraction of the system—while the campus requires repairs to 121 fan coils across all buildings.

Replacing the VRF systems with the proposed water source heat pump system represents the best long-term value. The district's phased implementation plan, targeting completion over two summers, ensures minimal disruption to school operations while maintaining budgetary and timeline efficiency.

#### Conclusion

The planning and diligence undertaken by Mapleton Public Schools reflect a strong commitment to addressing HVAC issues responsibly and effectively. By prioritizing a solution that balances operational needs, safety, and cost efficiency, the district ensures the most effective use of state and local resources.

### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The VRF HVAC systems at MEC, MESA, and North Valley are at the end of their useful life, with performance rapidly and continually declining, and repair options becoming more expensive and less available. These systems can no longer maintain consistent temperatures and have become unreliable, creating unsafe conditions for students and staff. If not replaced, the systems will continue to fail with increasing frequency, exacerbating existing health and safety concerns.

#### Critical Timeframe for Replacement

The need for replacement is urgent. With the systems at the end of their 10-15 year lifespan, failure is imminent without intervention. Already, these systems struggle to meet basic heating, cooling, and air circulation demands. Delaying replacement risks irreparable breakdowns in the coming months, which could render classrooms and other critical spaces uninhabitable.

Refrigerant leaks pose a major safety concern. VRF systems, operating under variable pressures, can lose significant amounts of refrigerant-200 to 400 pounds per system-without detection. These leaks displace oxygen, creating risks of suffocation and other health hazards. Failing to address these issues promptly could result in unsafe conditions that further disrupt education and compromise the health of students and staff.

The district must act now, as further delays will increase the likelihood of complete system failures. Such failures would severely disrupt learning environments for more than 800 students, forcing the use of temporary and inadequate solutions that could further strain resources.

#### Importance of Starting Construction by Summer 2025

Rising construction costs compound the urgency. Each month of delay increases project expenses, potentially reducing the scope of what can be achieved within the available budget. Mapleton Public Schools is prepared to begin construction on June 1, 2025, provided funding is secured. Starting this summer ensures the district can stabilize costs, avoid further deterioration, and minimize the impact on the upcoming academic year.

#### Consequences if the Project Is Not Awarded

If funding is not secured, Mapleton will face significant challenges in maintaining the VRF systems, if the systems can be maintained at all. The district will need to divert an unsustainable amount of funds to temporary fixes such as space heaters and fans, which only address symptoms rather than resolving the root problems. Repairs have already cost \$350,000-\$400,000 year over year, consuming a disproportionate share of the maintenance budget and diverting resources from other critical needs.

Without replacement, the district will also remain vulnerable to ongoing safety issues, including refrigerant leaks, poor air quality, and unsafe temperatures. Classrooms will continue to experience extreme temperature fluctuations, making it difficult for students and teachers to focus. Research shows that extreme temperatures negatively impact student performance, with lower test scores observed during excessively hot days. Continued failure of the systems would exacerbate educational disruptions and diminish the quality of instruction.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

#### Maintenance and Capital Renewal Plan for Proposed HVAC Upgrade

The newly installed water source heat pump systems will come with a five-year warranty on compressors and a one-year warranty on the cooling tower. These warranties will ensure the initial years of system performance are covered. Unlike the current VRF HVAC system, the upgraded equipment can be serviced by local, standard technicians. This eliminates the dependency on specialized factory technicians, making repairs more accessible and cost-effective.

#### Capital Renewal and Maintenance Budget

Mapleton Public Schools allocates funds annually to both the operations/maintenance budget and the capital reserve fund. The operations/maintenance budget is used for regular maintenance, including minor repairs and deep cleaning, ensuring the building systems remain in good working order throughout the year. This also covers repairs or replacements for smaller items that have a shorter lifespan than larger systems, ensuring ongoing operational efficiency. The capital reserve fund is split into two portions. One portion is allocated for long-term projects such as building renovations, roof replacements, and other system component upgrades, based on a 5- and 10-year master planning process. These plans help ensure that the district is prepared for large-scale improvements as facilities age. The other portion of the reserve fund is designated for unanticipated, major repairs or expenses. This helps mitigate the risk of unexpected costs and allows the district to quickly address urgent issues.

#### Long-Term Life Cycle Management

As Mapleton has been able to renovate and replace several school buildings over the years, the need for a large capital reserve fund has been reduced. However, the district understands that all facilities, including their HVAC systems, will continue to age and will require major reinvestment over time. Therefore, Mapleton commits to including the new water source heat pump system within both its ongoing maintenance budget and its capital reserve fund. This approach ensures that necessary funding is set aside for both routine maintenance and major repairs or system replacements as the heat pump systems approach the end of their useful life. Hydronic systems, like the planned water source heat pumps, are known for lasting 20-25 years with proper care. By maintaining a proactive maintenance and capital renewal plan, the district ensures that the system continues to serve students and the community for decades to come.

#### Community Commitment

The Mapleton community values its school facilities, and the role buildings play in fostering a positive learning environment. This commitment to maintaining and improving school buildings is reflected in the district's well-established maintenance practices and careful planning for future needs. The Board of Education has a Master Plan that involves the renovation and/or replacement of the final two buildings in the district that have remained mostly untouched by capital improvements made over the last decade. However, to respond to the needs of Mapleton's staff and students, the Board has prioritized replacing the Skyview Campus HVAC above all other projects. This is a direct reflection of the Board's commitment to safe and healthy learning

environments for all students and staff.

The district's investment in this new HVAC system is a long-term commitment to its students, staff, and families, ensuring that the schools remain comfortable, efficient, and safe spaces for years to come.

By adhering to a robust maintenance plan and capital renewal strategy, Mapleton Public Schools will maximize the lifespan of the new HVAC system, keeping it functional and cost-effective throughout its service life. This will allow the district to manage its facilities sustainably and responsibly, benefiting the entire community.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Mapleton 1 (0010) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School HVAC Replacement (0010-SG00004) - - New - Application Number (28)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

43.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

43

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	13,684,435.67
D. Applicant Match to this Project	\$	5,884,307.34
E. Requested BEST Grant Amount	\$	7,800,128.33
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	13,684,435.67

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) Certificates of Participation		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet



**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

252


3 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

4 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/02/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/08/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Mapleton interviewed several companies when repairing the HVAC systems on the Skyview Campus became a clear priority. Companies included McKinstry, Veregy, and Iconergy. One company suggested an updated VRF system, which did not seem to be in our best interest, considering our recent experiences. Another company suggested we reuse piping, which also seemed problematic, as leaks in the pipes have caused significant safety issues. The companies we did not select did not see the urgency or understand the scope of the issues the Operations team was managing. We also conducted several reference checks.

The Iconergy team was selected and aided in providing the estimate for the project. Iconergy reviewed several viable options, and, along with Mapleton's Operations team, identified the solution that provides comfort, energy efficiency, maintainability, and longevity. Iconergy is on the list of pre-qualified energy service companies from the Colorado Energy Office, updated in 2022. Iconergy has completed previous work in the district and we have been very satisfied with the partnership.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Mapleton Public Schools' proposed project will be overseen by two highly experienced professionals: Tara McMachen, Director of Operations, and Dave Sauer, Chief Operating Officer. Together, they bring a wealth of expertise in facility management, construction oversight, and operational excellence to Mapleton Public Schools.

Tara McMachen has more than 12 years of experience in facility maintenance and management, with six years at Mapleton. She holds a master's degree in project management from Colorado State University Global. Tara's skill set includes construction management, project planning, quality assurance, and operational compliance. She has successfully managed large-scale projects, including a \$7 million emergency renovation after significant flood damage. Her national account management experience and involvement in professional associations like the Colorado School Plant Manager Association and the International Facility Management Association (IFMA) further solidify her qualifications. At Mapleton, Tara has revitalized aging schools and opened new ones, demonstrating her ability to deliver transformative outcomes.

Dave Sauer has been Mapleton's Chief Operating Officer since 2017 and oversees the district's capital improvement program as a primary responsibility, ensuring effective management and accountability. He has served the district in various roles since 1988, providing 36 years of expertise in public education facility management. He has overseen numerous capital construction projects, including complete school rebuilds and extensive renovations, all focused on improving educational environments. With deep roots in the local community, Dave understands the region's needs and has dedicated his career to enhancing educational facilities to provide safe and sustainable learning spaces.

Recent successful projects

Mapleton's ability to execute large-scale capital projects is evident in two recent examples:

Clayton Partnership School and Academy High School HVAC Retrofit:

As mentioned earlier in this grant application, Mapleton completed the HVAC replacement for Clayton Partnership School and Academy High School in the summer of 2024. Groundbreaking occurred in May 2024, and the system was operational by August 2024, ahead of the school year. This project was completed on time and without disrupting students or staff, thanks to exceptional coordination between Mapleton and contractors, including Iconergy.

Meadow Community School New Construction:

Mapleton just completed rebuilding Meadow Community School, a preschool through eighth-grade facility supporting a nature and science education model. The project was funded by a \$13 million BEST grant and community contributions. This state-of-the-art building replaces more than 60 year old building and features natural light, outdoor learning spaces, and sustainable design.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Mapleton Public Schools used the State of Colorado Energy Performance Contracting (EPC) program for this capital improvement upgrade. This state program maintains a list of pre-qualified contractors to manage projects related to improved energy performance. Mapleton staff interviewed three companies on the pre-qualified list. Iconergy was chosen to be the consultant, perform the Investment Grade Audit (IGA), and do the necessary work. Iconergy has previous experience with Mapleton and their familiarity with the project as they have done work at the campus in the past on the system that will be replaced, including replacing the HVAC system in the Academy/Clayton building.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Mapleton Public Schools has actively pursued and secured multiple state and local resources, as well as community partnerships, to address its facility needs. Recently, the district submitted a grant application to the Mountains and Plains Environmental Justice (MAP EJ) Grants Hub. This application seeks \$350,000 to support this HVAC replacement project. The MAP EJ, a regional grant maker of the U.S. Environmental Protection Agency's Environmental Justice Thriving Communities Grantmaking Program, focuses on funding communities disproportionately affected by environmental, climate, and health risks.

Over the years, Mapleton has successfully secured funding from various sources to improve its facilities. These include grants from Adams County Open Space, Great Outdoors Colorado, and federal SAFER grants, as well as prior awards from the Colorado BEST program. These resources have been instrumental in advancing facility improvements across the district.

Replacing the aging HVAC systems at the two remaining Skyview Campus buildings, however, requires more substantial funding. Smaller grants alone are insufficient to meet the scope of this project. To address this challenge, Mapleton is relying on both local funding, approved by district voters, and support from the BEST grant program. The Mapleton community has consistently demonstrated its commitment to facility improvements, yet the current needs exceed local funding capacities.

Mapleton does not have cash on hand to meet its matching fund requirement for the BEST grant but does have financing. This strategic approach will ensure the project is financially viable while addressing critical infrastructure needs.

Mapleton remains committed to seeking and securing additional grant opportunities, regardless of size, to supplement project funding. However, the Colorado BEST program represents the most significant opportunity to complete the district's master plan and provide students and staff with safe, efficient, and functional learning environments. This combination of local support, grant funding, and strategic financial planning underscores Mapleton's dedication to meeting its facility needs responsibly and effectively.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Based on Iconergy's analysis, it is likely this project may result in \$20K savings per year for the entire Skyview Campus. Already this year, Mapleton has seen an \$8,000 decrease in utility costs for the Academy/Clayton buildings this calendar year, where the HVAC system was replaced last summer.

Utility cost savings are highly likely because the existing Energy Use Intensity (EUI) of the Skyview Campus (71.1 kBTU/SF/Yr) is higher than expected for a VRF system, (35-45 kBTU/SF/Yr).

In 2023-24, the total utility costs for MEC/MESA and NV were \$136,037. The 2024-25 budget is set to exceed the previous year's utility costs by at least \$10,000.

● **Campuses Impacted by this Grant Application** ●

**Westgate Community School - HVAC Replacement - Westgate Community School - 1979**

<b>District:</b>	Adams 12 Five Star Schools
<b>School Name:</b>	Westgate Community School
<b>Address:</b>	12500 Washington Street
<b>City:</b>	Thornton
<b>Gross Area (SF):</b>	126,586
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$45,976,017
<b>Condition Budget:</b>	\$22,626,249
<b>Total FCI:</b>	0.49
<b>Adequacy Index:</b>	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,945,278	\$5,012,300	0.84
Equipment and Furnishings	\$58,521	\$25,835	0.44
Exterior Enclosure	\$6,677,689	\$832,232	0.12
Fire Protection	\$1,438,145	\$1,043,418	0.73
HVAC System	\$9,324,803	\$9,201,586	0.99
Interior Construction and Conveyance	\$7,096,465	\$3,240,171	0.46
Plumbing System	\$2,377,200	\$1,465,223	0.62
Site	\$4,368,364	\$1,980,502	0.45
Structure	\$8,689,553	\$0	0.00
<b>Overall - Total</b>	<b>\$45,976,017</b>	<b>\$22,801,267</b>	<b>0.50</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Westgate Community School Main	126,586	0.50	1979	\$41,607,653	\$20,820,765
Westgate Community School Site	858,620	0.45	1979	\$4,368,364	\$1,980,502
<b>Overall - Total</b>	<b>985,206</b>	<b>0.49</b>		<b>\$45,976,017</b>	<b>\$22,801,267</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Westgate Community School

**County:** Adams

**Project Title:** HVAC Replacement

<b>Current Grant Request:</b>	\$4,321,055.04	<b>CDE Minimum Match %:</b>	32%
<b>Current Applicant Match:</b>	\$2,033,437.66	<b>Actual Match % Provided:</b>	32%
<b>Current Project Request:</b>	\$6,354,492.70	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$6,354,492.70	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$108.77	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$9.61	<b>Affected Pupils:</b>	540
<b>Hard Costs Per Sq Ft:</b>	\$99.16	<b>Cost Per Pupil:</b>	\$11,768
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	108
<b>Previous BEST Total \$:</b>	\$0.00		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	61%	<b>FY24-25 CSCC Allocation:</b>	\$211,726.56
<b>&lt; 10% district bond capacity?</b>	No	<b>Enrollment as % of district:</b>	1%
<b>Funding Attempts:</b>	5	<b>Free Reduced Lunch %</b>	38.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Westgate Community School (0020-9431-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (0020-9431-C-SG00001) - - New - Application Number (20)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Westgate Community School - 0020-9431-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Adams 12 District, Westgate's Authorizer, would have Right of First Offer and Right of First Refusal if the school were to ever relocate or close. If the school relocates, the assets would revert to Westgate Community School. If the charter ceases to exist, the assets would revert to Adams 12 Five Star School District, the Authorizer.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Westgate purchased the property at 12500 Washington Street in 2012. The facility was neither new nor designed for use as a school. It had previously served as the offices of Auto-trol Technology, an auto-CAD company, and had been vacant for several years prior to the purchase. The property includes two buildings: the North building, constructed in 1982, and the South building, constructed in 1979. Together, the two buildings provide approximately 122,000 square feet of space on a 20-acre site.

The South building, which houses the school and is the focus of this grant application, underwent partial renovations to prepare it for sale. The second floor had been stripped down to concrete floors and walls, offering a blank canvas for renovation and school design. This enabled Westgate to customize the space to meet its needs. Interior construction for the school was completed over the summer of 2012, transforming the second floor into classrooms and other school facilities. The first floor, however, was not fully renovated at that time. Only minor updates, such as painting in common areas, were made, and the existing office spaces retained their original design from the building's use by Auto-trol.

The rationale for purchasing this property, rather than building a new facility, was fourfold:

1. Central Location: The site is centrally located within the Adams 12 school district boundaries, Westgate's authorizer, making it accessible to the community we serve.
2. Adequate Space for Growth: The South building provided ample space for the immediate build-out of the K-9 school and included a large open area on the

first floor, which could accommodate the planned high school expansion the following year.

3. Outdoor Learning Opportunities: The 20-acre property offered extensive land for outdoor learning facilities. This aligned with Westgate's vision to incorporate Environmental Education into its programming, including plans for playgrounds, outdoor classrooms, amphitheater, community gardens, and a large Environmental Education campus. These facilities would feature chickens, goats, pollinators, and other elements to support hands-on learning experiences.

Phase one of the outdoor renovations, which included the construction of a playground, began in 2016. Phase two, the development of the 11-acre Environmental Education Campus, started in 2018. All outdoor upgrades were fully funded through grants and bond funding, reflecting the school's commitment to creating a robust, Whole Child-centered learning environment aligned with our school's mission.

4. Space Leftover for Future Dreams: The North Building, at the time of purchase, was considered to be ideal for future school expansion, innovation and storage. Even after phase two of outdoor improvements, the site has three-acres of undeveloped greenspace left to use for whatever the school may need in the future.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

General history of Capital Improvements at Westgate Community School:

The South building which houses Westgate Community School was originally constructed in 1979 as a B occupancy and a Type IIA construction type.

The 2012 project involved the renovation of an existing B occupancy building into an E occupancy with the non-separate use of B occupancy.

The 2013 project involved the tenant finish of approximately 5,000 square feet of the lower level of the building from storage space to classroom space to create a high school.

In 2014, Phase one outdoor campus design and construction began for the playground area - 2 play pits, play equipment and zipline.

The 2016 project in the school involved the tenant finish of approximately 1,900 square feet of the lower level of the building from storage space to classroom space for High School. The scope included two new classrooms, two new toilet rooms, and a new HVAC unit on the roof to provide ventilation to the high school area.

In 2017, Phase two of outdoor campus design began.

In 2018, Phase two construction began - 11 acres of outdoor classrooms, pavilion, amphitheater, gardens, goat pen and chicken coop. Upgrades to the school security system, PA and cameras were completed. New LED Smart Boards installed in every classroom.

Summer 2019, whole school interior painting and exterior painting of light poles, metal awnings and building tile. New furniture was installed throughout the school K-12.

In 2020, Phase two construction of the outdoor campus was completed.

Capital Projects in the last three years:

- North building roof replacement and School (South building) roof repairs (2022)
- New computers for grades 5-12 and all staff (Winter 2024)
- New carpet tiles installed throughout the building (Summer 2024)
- Sink installed in Health Office (Summer 2024)
- Several new heat pumps installed to replace nonfunctioning and malfunctioning pumps throughout the classrooms, halls, and community spaces (Summer and Fall 2024)
- New phones installed throughout the building (Fall 2024)
- Swings installed in playground (Fall 2024) includes, concrete swing pit, fall surface and two benches
- New computers for grades 1-4 (Winter 2025)



## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Each year, Westgate starts the budgeting process for the next fiscal year in the spring. The finance director meets with staff, board members and the executive director to have conversations about the next year's budgetary needs. The budget is presented to the board of directors in May for final approval, and then shared with the district in June.

Halfway through the year, an amended budget is presented to the board for approval, if any new revenue or expenditures have occurred or are planned for the remainder of the year.

Historically, Westgate has budgeted in a manner that allowed an increase to the fund balance. This was done to meet debt service covenants, to maintain a healthy fund balance, and to be able to address the ongoing as well as the unexpected expenses of our aging building and increasingly problematic HVAC system.

HVAC:

For fiscal year 2023, Westgate's maintenance and repairs expense on the HVAC system was \$46,960. For fiscal year 2024, the expenses rose to \$60,378, a 29% increase. As of December 31, 2024, our expenses for fiscal year 2025 are \$66,152. And we are only halfway through the year! It is a good assumption that our HVAC maintenance and repair expenses will be similar for the second half of this fiscal year. If so, we can anticipate total expenses of \$132,304 for this fiscal year, representing a 119% increase from the prior year and a 182% increase over 2023.

In November of 2023, the cooling tower pump needed to be replaced and cost \$2,357. It failed again in May of 2024 and the cost to replace it was \$4,464. In August of 2024, we had to replace 6 failed heat pumps, and the cost was \$40,122.

Other:

In November of 2022, Westgate replaced the roof in the north building. The cost was \$492,727.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Westgate Community School (0020-9431-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (0020-9431-C-SG00001) - - New - Application Number (20)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Westgate Community School seeks to address critical issues with its aging HVAC system, originally installed in 1979, which has reached the end of its life cycle. The system received an SCI rating of 0.83 in the CDE Facility Assessment Report (August 2024), indicating the need for comprehensive replacement. According to Tolin Mechanical, Westgate's HVAC contractor, "the current system is unable to meet operational and efficiency demands. Comprehensive upgrades are needed to address advanced deterioration, improve energy performance, ensure thermal comfort, and guarantee system reliability."

This project will replace an antiquated water source heat pump system including all (60) individual heat pumps, one high-efficiency boiler, one cooling tower and likely two make-up air units. Removal and replacement of the supporting loop system piping will be done to the greatest extent possible. New automated mechanical controls will be a part of this system as none currently exist. The existing system and equipment are many years past its useful life/expectancy and has been kept up by periodically replacing components as necessary to keep the system in operation. Control and monitoring of the building environment is done almost completely manually with minimal to no remote sensing and control capabilities.

Maintaining appropriate temperatures within certain classrooms has been a struggle in the summer and winter months. We have had to turn to portable evaporative coolers and box fans to try and keep classrooms at a workable temperature, but the flip side is the increased noise levels that make it tough for teachers and students to focus. We have seen decibel levels as high as 75 in specific common spaces and classrooms.

The piping distribution is heavily calcified due to years of inadequate water treatment and neglect prior to Tolin providing preventative maintenance service. Many of the newer units are already showing signs of advanced wear, primarily due to calcification and sludge within the piping plugging up the coils.

In addition, the original building infrastructure lacks strainers, which allowed years' worth of calcification to build up in the piping system without a way to adequately filter out the particulate matter. The new WSHP units that do have strainers are constantly plugged as they filter out particulates within the piping network.

These issues are requiring at times, a weekly clean out of the piping system by Tolin, thereby increasing the ongoing maintenance costs.

The proposed scope of work is specific only to the South building sq footage and is not connected to any additional renovation work in the North building. Any proposed work for the Gymnasium addition is only in feasibility stage and will not be included.

### Project Description

## Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

**\*\*Key Issues:\*\***

**\*\*Inconsistent Heating and Cooling:\*\***

Temperatures fluctuate throughout the building year-round. Portable air coolers are needed outside classrooms to provide cool air, and portable heat sources are required in other areas, including the main lobby, hallways, and offices. Neither of these solutions is efficient. South-facing windows in the lobby cause extreme temperature swings, further impacting comfort and consistency. All system control is manual at this time. The largest unit in the high school general area is nonoperational.

**\*\*High CO2 Levels throughout the Building:\*\***

According to Air Quality Testing completed by Landmark Environmental on 1/28/2025, "The average CO2 concentration measured from a total of 31 readings in the Project Site was 2,147 parts per million (ppm), indicating poor ventilation or inadequate fresh air makeup in the rooms. This means that the HVAC system is not capable of providing sufficient outdoor air or airflow rates to maintain acceptable ventilation throughout the school during typical use and occupancy."

**\*\*Negative Educational Impact:\*\***

Classroom temperatures frequently exceed 85°F, even with cooling systems running, making it difficult for students to focus. Portable swamp coolers and several fans per classroom have been used to regulate temperature but cause excessive noise levels. During the 2024 CMAS testing, students were relocated multiple times to rooms with more stable temperatures, disrupting student schedules and potentially affecting test performance. Optimal classroom

temperature for learning is 72°F, but current conditions fail to meet this standard. According to the Environmental Protection Agency (EPA), poor Indoor Air Quality (high Carbon Dioxide levels) can lead to a variety of health problems and potentially affect comfort, concentration, and staff/student performance. Thus, it is recommended to modify or upgrade the current ventilation systems to provide enough outdoor air to maintain acceptable ventilation throughout the school day. The purpose of outside air ventilation in space is twofold: to bring in fresh air, which cleans out contaminants (dust, excess CO<sub>2</sub>, etc.) in the space, and for building pressurization, which reduces air and moisture infiltration through the walls and windows.

**\*\*Excessive Noise Pollution:\*\***

Current outdated heat pumps, additional fans, and portable coolers generate noise levels of 75-80 decibels, comparable to a "constant conversation and noisy restaurant." This is far above the recommended 35 decibels for an effective learning environment. Noise has been measured in key areas such as the 3/4 and 5/6 pods and the high school.

**\*\*Soaring Maintenance Costs:\*\***

Maintenance costs for the failing HVAC system have skyrocketed by 182% since 2023. This school year alone, expenditures are projected to reach \$132,304, equivalent to the per-pupil revenue (PPR) of 13 students, or 2.5% of Westgate's budget.

**\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.**

To thoroughly identify and confirm the stated deficiencies, we undertook a comprehensive investigation and due diligence process involving multiple assessments and expert evaluations:

1. **\*\*Indoor Air Quality Sampling by Landmark Environmental\*\*:**

- Landmark Environmental conducted an indoor air quality sampling on January 28, 2025. The results indicated high CO<sub>2</sub> levels, averaging 2,147 parts per million (ppm) from 31 readings. This highlighted poor ventilation and inadequate fresh air makeup, confirming the need for improved HVAC systems to ensure sufficient outdoor air and airflow rates.

2. **\*\*CDE Facilities Assessment (August 2024)\*\*:**

- In August 2024, the Colorado Department of Education (CDE) conducted a Facilities Assessment. This assessment confirmed the urgent need for new mechanical equipment, validating our concerns about the outdated and failing HVAC systems.

3. **\*\*Facilities Manager's Constant Attention and Maintenance\*\*:**

- Our facilities Manager has been diligently monitoring and maintaining the mechanical equipment. Despite their continuous efforts, the aging system has proven to be inefficient and unreliable, further emphasizing the necessity for an upgrade.

4. **\*\*Third-Party Mechanical Contractor\*\*:**

- We engaged a third-party mechanical contractor to perform regular maintenance and assessments of the antiquated system. Their evaluations consistently highlighted the system's deficiencies and the need for replacement to ensure optimal performance and efficiency.

5. **\*\*Multiple General Contractors and NV5\*\*:**

- We consulted with multiple general contractors and our owner's representative, NV5, along with their team of industry experts. Their collective expertise provided valuable insights and confirmed the need for a comprehensive upgrade to address the identified deficiencies effectively.

By leveraging these thorough assessments and expert evaluations, we have ensured a well-informed and diligent approach to identifying and addressing the critical deficiencies in our HVAC systems. This due diligence process has laid a solid foundation for our plan to replace the outdated equipment and improve the learning conditions throughout the school.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Solutions to Address Key Issues:

**Inconsistent Heating and Cooling:** To address the temperature fluctuations throughout the building, we will replace the outdated system with new water source heat pumps, a new boiler, and a new cooling tower. This will ensure efficient heating and cooling in all areas, including classrooms, the gymnasium, locker rooms, cafeteria, and offices. Proper equipment sizing and new distribution will specifically target areas of concern, such as the glazed, south-facing portions of the building. The incorporation of automated controls will allow for precise management of indoor temperatures and airflows, eliminating the need for inefficient portable air coolers and heaters.

**High CO2 Levels throughout the Building:** To improve air quality and ventilation, we will add fresh air systems and make-up air units as required. This will ensure that the HVAC system provides sufficient outdoor air and airflow rates to maintain acceptable ventilation throughout the school. By upgrading the ventilation systems, we will reduce CO2 levels and improve indoor air quality, creating a healthier environment for students, staff, and faculty.

**Negative Educational Impact:** By replacing the failing equipment and adding proper ventilation and controls, we will maintain optimal classroom temperatures of 72°F, enhancing the learning environment. Automated controls will help regulate temperatures and reduce noise levels caused by portable swamp coolers and fans. This will minimize disruptions during important activities, such as testing, and improve overall student focus and performance. The improved air quality will also reduce health problems and enhance comfort and concentration.

**Excessive Noise Pollution:** The new, efficient water source heat pumps, along with the automated controls, will significantly reduce noise levels in the building. By eliminating the need for additional fans and portable coolers, we will create a quieter environment conducive to learning. This will bring noise levels down to the recommended 35 decibels, ensuring an effective learning environment. We have included in our budget estimate, costs and design fees related to mitigating noise pollution.

**Soaring Maintenance Costs:** Replacing the outdated HVAC system with new, efficient equipment will reduce maintenance costs significantly. The new system will be more reliable and require less frequent repairs, leading to long-term cost savings. This will free up budget resources that can be redirected to other important areas, benefiting the overall school community.

**Life Safety Costs:** Based on analysis of existing life safety systems and local code requirements, we have included costs to cover all anticipated related expenses.

By implementing these solutions, we will create a properly conditioned and ventilated environment that addresses all identified deficiencies, improving the learning conditions throughout the school for students, staff, and faculty.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In our efforts to identify the most effective solution for addressing the HVAC deficiencies, we conducted extensive planning and due diligence. This process involved evaluating various mechanical systems and consulting with multiple experts to ensure we made the best decision for the school.

Consideration of Other Mechanical Systems: We explored alternative mechanical systems, including Variable Refrigerant Flow (VRF) systems. However, we ultimately decided not to deviate completely from the existing water source heat pump system for several reasons:

Operational Impact: Transitioning to a VRF system would have significantly disrupted the school's operations, which we aimed to avoid.

Financial Considerations: The VRF system was approximately 30% more expensive than the water source heat pump system, making it less financially viable.

Regulatory Concerns: Due to ever-changing regulations around glycol and coolants, we chose to steer away from systems that utilize regulated coolants.

Detailed Assessments and Expert Consultations:

Tolin's Evaluation:

Tolin assessed the existing system, provided a summary of deficiencies, and proposed possible solutions.

CDE Facilities Assessment:

The Colorado Department of Education (CDE) conducted a Facilities Assessment in August 2024, confirming the need for new mechanical equipment.

Contractor Walkthroughs:

Additional contractors walked through the facility to provide quotes and insights on potential solutions.

Indoor Air Quality (IAQ) Test by Landmark Environmental:

Landmark Environmental conducted an IAQ test on January 28, 2025, revealing high CO2 levels (2,147 ppm) and indicating poor ventilation. This data underscored the necessity for improved HVAC systems.

General Contractor Reviews:

Four general contractors-Haselden, GTC, GH Phipps, and Himmelman-reviewed the existing conditions and provided estimates for potential replacement solutions.

Mechanical Contractor Input:

Three mechanical contractors-Tolin, Mechanical Solutions Inc., and Design Mechanical-offered input on replacement systems and pricing.

Conclusion: Through this comprehensive planning and due diligence process, we determined that replacing the outdated system with new water source heat pumps, a boiler, a cooling tower, make-up air units, and fresh air systems, along with adding building automation system controls, was the most effective



solution. This approach prioritizes improving the learning conditions throughout the school and providing a properly conditioned and ventilated environment for students, staff, and faculty. By addressing the identified deficiencies with targeted solutions, we can ensure a more comfortable, efficient, and healthy environment for everyone.

Life Safety: We had a Fire and Life Safety consultant review our existing systems. They provided guidance on anticipated upgrades related to local code and jurisdiction requirements.

The 2025/2026 and 2026/2027 have been adjusted so that school breaks can be shortened during the year to increase Summer break, in order for the work could occur during one Summer. Samples of the updated calendars have been uploaded for reference.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The issues identified in our comprehensive assessments and evaluations highlight the critical need for immediate action to improve the HVAC systems in our school. The urgency of addressing these deficiencies cannot be overstated, as they have a direct and significant impact on the health, comfort, and performance of our students, staff, and faculty.

Inconsistent Heating and Cooling: The current system's inability to maintain consistent temperatures throughout the building is causing discomfort and inefficiency. The use of portable air coolers and heaters is not only inefficient but also disruptive to the learning environment. Immediate replacement with a new, efficient system is essential to ensure a comfortable and conducive environment for all occupants.

High CO2 Levels: The high CO2 levels detected by Landmark Environmental's IAQ test indicate poor ventilation and inadequate fresh air makeup. This poses a serious health risk, as poor indoor air quality can lead to various health problems and negatively affect concentration and performance. Upgrading the ventilation systems to provide sufficient outdoor air is crucial to safeguard the health and well-being of everyone in the school.

Negative Educational Impact: Classroom temperatures frequently exceeding 85°F, even with cooling systems running, make it difficult for students to focus and perform well. The excessive noise from portable swamp coolers and fans further disrupts the learning environment. These conditions are unacceptable and must be addressed urgently to ensure that students can learn in a comfortable and quiet environment.

Excessive Noise Pollution: The outdated heat pumps and additional fans generate noise levels far above the recommended threshold for an effective learning environment. This constant noise is detrimental to students' ability to concentrate and learn. Replacing the old equipment with new, quieter systems is imperative to create a more conducive learning atmosphere.

Soaring Maintenance Costs: The skyrocketing maintenance costs for the failing HVAC system are unsustainable and divert valuable resources away from other important areas. Immediate replacement with a reliable and efficient system will reduce maintenance costs and free up budget resources for other critical needs.

End of Usable Life for HVAC System: The HVAC system is generally at the end of its usable life. This includes the largest unit in the high school general area,

which is nonoperational due to old age, and another unit that has been red-tagged and is out of commission. The school is currently relying on non-conventional measures, such as portable air conditioning and heating units, to ensure comfort for staff and students, often with limited success. The inability of the system to properly regulate temperatures has resulted in many classrooms being extremely uncomfortable, affecting the ability of students and staff to learn and teach effectively.

Financial Strain and Continued Challenges: If this project is not awarded, the school will continue to face rising maintenance costs for the few functioning units. Additionally, the need to replace non-functioning units will strain the school's financial stability. The ongoing discomfort within classrooms and the negative impact on students' ability to learn will persist, further challenging the school's mission to provide a quality education.

Conclusion: The urgency of addressing these issues is clear. The current conditions are not only uncomfortable and inefficient but also pose significant health risks and negatively impact educational outcomes. By implementing the proposed solutions, we can create a properly conditioned and ventilated environment that supports the health, comfort, and performance of our students, staff, and faculty. Immediate action is necessary to ensure a safe, healthy, and effective learning environment for everyone.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

**\*\*Plan for Maintaining the System and Maximizing Project Life:\*\***

To ensure the longevity and optimal performance of the new HVAC system, we have developed a comprehensive maintenance plan. This plan includes regular inspections, physical tests, preventative maintenance, and predictive maintenance to detect and address potential issues early.

**\*\*Planned Maintenance Program:\*\***

1. **\*\*Visual Equipment Inspections:\*\***

- Bearings, belts & sheaves
- Compressor sections

- Condensate drains & pans
- Condensing sections
- Crankcase heaters
- Electrical connections & contractors
- Fan assemblies
- Filter media & racks
- Flame composition
- Heat exchanger
- Heating & cooling coils
- Heating sections
- Humidifiers & strainers
- Igniter & flame assembly
- Motor mounts & vibration pads
- Seals & packing
- Sight glass condition
- Spray nozzles & pans

2. **\*\*Physical Tests:\*\***

- Alignment on couplings
- Control interlocks
- Damper operations
- External interlock
- Flow switch operations
- Flue stack assembly
- Lubrication requirements
- Motor operating conditions
- Motor voltage & amperage
- Oil & fluid levels
- Oil sump, heaters & temperatures
- Outside intakes
- Pressures and temperatures
- Refrigerant charges
- Refrigerant pump down
- Starter operations
- Suction & discharge pressures
- System leaks
- Water flows

3. **Preventative Maintenance:**

- Calibration
- Adjustment
- Alignment
- Vibration
- Secure & tighten
- Cleaning and air filter services

4. **Predictive Maintenance:**

- Predictive maintenance will be performed to detect early signs of deteriorating performance and to predict potential system failures. These services diagnose and solve equipment problems, often before they occur.

**Warranties:**

NV5 will require two-year warranties from all contractors to ensure the quality and reliability of the installed systems.

**Facility Manager Expertise:**

Our facility manager has become highly knowledgeable about the current HVAC system. With the addition of modern equipment and controls, they will be able to more accurately monitor and optimize the system's performance. This expertise will be invaluable in maintaining the system's efficiency and ensuring a comfortable environment for everyone in the school.

**Budgeting for Future Replacement:**

To maximize the life of the project and plan for future replacements, we will establish an annual funding allocation. Assuming the useful life of the new HVAC system is approximately 20 years, we will budget an appropriate amount each year to accumulate the necessary funds for replacement at the end of its lifecycle. This proactive financial planning will ensure that we are prepared for future upgrades without causing financial strain on the school's budget.

By implementing this comprehensive maintenance program and budgeting strategy, we can ensure the new HVAC system operates efficiently and reliably throughout its lifespan, providing a comfortable and healthy environment for students, staff, and faculty.

**Adjacent Structures**

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

**AHERA**

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

### **Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Westgate Community School (0020-9431-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (0020-9431-C-SG00001) - - New - Application Number (20)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

32.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

32

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	6,354,492.70
D. Applicant Match to this Project	\$	2,033,437.66
E. Requested BEST Grant Amount	\$	4,321,055.04
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	6,354,492.70

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)


6 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/31/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate for the HVAC replacement at Westgate Community Schools was meticulously developed through a comprehensive analysis involving multiple individuals and teams. This collaborative effort utilized data from the current maintenance contractor, who provided detailed information about the existing equipment, as well as plans from previous renovations of the facility. By integrating these sources, we were able to achieve a high level of accuracy in our cost estimation.

Our approach included obtaining precise counts of components and identifying specific areas of impact. This level of detail is somewhat atypical for such projects, but it has enabled us to prepare what we believe is an exceptionally accurate estimate. The involvement of Tolin Mechanical, Mechanical Solutions Inc., and Design Mechanical was crucial, as each provided their expert opinions on the probable costs associated with replacing the existing HVAC system and improving the fresh air systems.

In addition to these mechanical experts, we sought input from four reputable local general contractors. Their contributions were invaluable in shaping the overall project budget, as they accounted for the supporting systems and additional costs that will be required during the HVAC system replacement. This collaborative approach ensured that all aspects of the project were considered, leading to a more comprehensive and reliable estimate.

The estimates provided by these various experts were collected, consolidated, and thoroughly analyzed to reach what we believe is a well-vetted and accurate final estimate. The project management team at NV5 played a pivotal role in this process, leading the effort and guiding us to our current position. Their expertise and oversight were instrumental in ensuring that the estimate was both realistic and reflective of the project's true scope and requirements.

Overall, the combination of detailed data, expert opinions, and collaborative input has resulted in an estimate that we are confident in presenting. We believe



this estimate accurately reflects the costs and efforts required to replace the HVAC system at Westgate Community Schools, ultimately leading to improved air quality and a better learning environment for students and staff

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The HVAC replacement project at Westgate Community School will be overseen by a highly qualified and experienced team, ensuring the project's success from inception to completion. The project management team at NV5 will lead this effort, bringing their extensive expertise in managing complex construction and renovation projects. Bond and General Funds will be used for matching costs.

Project Management Team at NV5: NV5 is a renowned engineering/consulting firm with a proven track record in delivering high-quality projects on time and within budget. The team assigned to this project includes seasoned professionals with diverse backgrounds in mechanical engineering, project management, and construction oversight. Their collective experience spans numerous successful HVAC replacement projects in educational facilities, making them well-equipped to handle the unique challenges of this project.

Key Personnel:

Eileen Tracy, Project Manager: Eileen Tracy will serve as one of the primary project managers for the HVAC replacement project. With extensive experience in project management, Eileen has successfully led numerous large-scale HVAC projects. Her expertise in coordinating with various stakeholders, managing budgets, and ensuring timely project delivery will be instrumental in the success of this project.

Valerie Thomson, Project Manager: Valerie Thomson will also serve as a project manager, working alongside Eileen Tracy. Valerie brings a wealth of experience in managing complex projects, with a focus on ensuring that all project objectives are met efficiently and effectively. Her strong organizational skills and attention to detail will be crucial in keeping the project on track.

Chris Spyke, Project Director/Preconstruction Subject Matter Expert (SME): Chris Spyke will act as the Project Director and Preconstruction SME. Chris's role will involve overseeing the overall direction of the project and providing expert guidance during the preconstruction phase. His extensive knowledge and experience in HVAC systems and project management will ensure that the project is executed to the highest standards.

Collaborative Approach: The NV5 team will work closely with design team members and contractors to collaborate and ensure the project meets the needs of the school and the requirements of specific funding sources. This collaborative approach ensures that all aspects of the project are thoroughly considered and addressed.

Stakeholder Engagement: Throughout the project, the NV5 team will maintain open lines of communication with Westgate Community Schools' administration, staff, and other stakeholders. Regular progress updates, meetings, and reports will be provided to ensure transparency and keep everyone informed about the project's status.

Quality Assurance and Risk Management: NV5's project management team will implement rigorous quality assurance and risk management protocols to mitigate potential issues and ensure the project stays on track

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Westgate Community Schools is dedicated to adhering to the competitive selection and bid process outlined by the Colorado Department of Education (CDE) for selecting an Owner's Representative, construction manager/general contractor, or design-builder, as well as design consultants and engineers. We are committed to working closely with our Regional Grant Manager to orchestrate this process effectively.

NV5 will be the Owner's Representative, managing the BEST Grant work; but under a contract separate from the Bond project work. WCS will follow CDE's procurement policy and as such will solicit disciplines separate from the Bond project work, including GC, who will function as the Prime and will therefore hire the mechanical contractor as part of their scope. We will ensure that all BEST Grant related contracts, invoices and pay apps, etc. remain separate. NV5 is well versed in managing multiple budgets and fund sources, so will be able to keep them separate for all purposes.

A detailed Request for Qualifications (RFQ) will be distributed to potential bidders, and a selection committee will be assembled. A scoring rubric will be utilized to evaluate all potential team members. The BEST Regional Program Manager will be invited to attend the interviews. A summary of the selection process and the scoring results will be provided to CDE. Contracts with primary team members will be submitted to CDE for review and comment to ensure conformance with grant criteria. Multiple proposals and cost estimates have been procured from all vendors, consultants, and subcontractors in preparing this grant application.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

2024 Bond Funding - \$8,000,000 (approximately dependent on premiums); Safe Routes to School Grant - \$314,000 ; USDA Equipment Grant - \$3200; Family Donations yearly average - \$15,000

## Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Gas and Electric (Xcel) Costs over the past four years have averaged \$86,840 or \$7237/month.

Estimating the exact energy savings from the HVAC system replacement is challenging without a finalized engineered solution and comprehensive energy modeling. Typically, HVAC systems account for about 30-40% of a school's total energy consumption. Replacing the HVAC system is expected to significantly enhance cooling efficiency, particularly with the implementation of a Dedicated Outdoor Air System (DOAS) and a boiler/cooling tower system, along with water source heat pumps. The potential and desired improvement in efficiency is approximately 35-37%.

● **Campuses Impacted by this Grant Application** ●

**Adams-Arapahoe 28J - Sable PK HVAC Replacement and Security Upgrades - Sable Child Development Center - 1951**

<b>District:</b>	Adams-Arapahoe 28J
<b>School Name:</b>	Sable Child Development Center
<b>Address:</b>	2601 Sable Boulevard
<b>City:</b>	Aurora
<b>Gross Area (SF):</b>	51,010
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$20,104,460
<b>Condition Budget:</b>	\$8,556,883
<b>Total FCI:</b>	0.43
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,843,683	\$1,764,746	0.62
Equipment and Furnishings	\$494,878	\$201,673	0.41
Exterior Enclosure	\$2,722,981	\$592,702	0.22
Fire Protection	\$13,366	\$727,825	54.45
HVAC System	\$2,348,512	\$2,525,606	1.08
Interior Construction and Conveyance	\$5,136,246	\$1,746,591	0.34
Plumbing System	\$1,013,112	\$735,150	0.73
Site	\$2,079,891	\$980,259	0.47
Structure	\$3,451,792	\$9,501	0.00
<b>Overall - Total</b>	<b>\$20,104,460</b>	<b>\$9,284,053</b>	<b>0.46</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sable Child Development Center Site	426,888	0.47	1951	\$2,079,891	\$980,259
Sable Child Development Center Main	51,010	0.42	1951	\$18,024,569	\$8,303,794
<b>Overall - Total</b>	<b>477,898</b>	<b>0.43</b>		<b>\$20,104,460</b>	<b>\$9,284,053</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Adams-Arapahoe 28J

**County:** Arapahoe

**Project Title:** Sable PK HVAC Replacement and Security Upgrades

<b>Current Grant Request:</b>	\$2,671,127.07	<b>CDE Minimum Match %:</b>	38%
<b>Current Applicant Match:</b>	\$1,637,142.40	<b>Actual Match % Provided:</b>	38%
<b>Current Project Request:</b>	\$4,308,269.47	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$4,308,269.47	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$84.46	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$14.93	<b>Affected Pupils:</b>	130
<b>Hard Costs Per Sq Ft:</b>	\$69.53	<b>Cost Per Pupil:</b>	\$33,141
<b>Previous BEST Grant(s):</b>	10	<b>Gross Sq Ft Per Pupil:</b>	392
<b>Previous BEST Total \$:</b>	\$43,634,021.94		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	39,441	<b>Bonded Debt Approved:</b>	\$1,300,000,000
<b>Assessed Valuation:</b>	\$5,728,903,707	<b>Year(s) Bond Approved:</b>	16,24
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$141,266	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$359,179,436
<b>Median Household Income:</b>	\$74,709	<b>Total Bond Capacity:</b>	\$1,145,780,741
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	79.1%	<b>Bond Capacity Remaining:</b>	\$786,601,305
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$1,658.76		
Statewide Avg: \$1,368			

I. Facility Profile

Adams-Arapahoe 28J (0180) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Sable PK HVAC and Door Replacement (0180-SG00003) - - New - Application Number (8)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Sable Elementary School - 0180-7558

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Districtwide    | <input type="checkbox"/> Junior High                    | <input type="checkbox"/> Pre-School                          |
| <input type="checkbox"/> Administration  | <input type="checkbox"/> Career and Technical Education | <input type="checkbox"/> Middle School                       |
| <input type="checkbox"/> Elementary      | <input type="checkbox"/> Media Center                   | <input type="checkbox"/> Classroom                           |
| <input type="checkbox"/> Library         | <input type="checkbox"/> Auditorium                     | <input type="checkbox"/> Cafeteria                           |
| <input type="checkbox"/> Kitchen         | <input type="checkbox"/> Kindergarten                   | <input type="checkbox"/> Multi-purpose room                  |
| <input type="checkbox"/> Learning Center | <input type="checkbox"/> Senior High School             | <input checked="" type="checkbox"/> Child Development Center |
|  |   | Other: please explain  |

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 1962, Aurora Public Schools (APS) absorbed the Sable School District, acquiring the Sable site and the two original buildings that formed the foundation of APS Sable Elementary. Over the 1960s and 1970s, multiple additions were constructed between the existing buildings, gradually merging them into one large elementary school. This piecemeal construction approach, spanning decades, resulted in aging components and complexities in maintaining and upgrading building-wide systems.

In 2022, the APS Board of Education voted to close Sable Elementary due to persistently low enrollment, and the school officially closed in the spring of 2023. Recognizing the value of the site and anticipating the needs created by Colorado's Universal Preschool (UPK) legislation, APS devised a two-phase plan to repurpose the facility as a Child Development Center (CDC). Phase 1 of the project was completed in 2024, enabling the building to reopen as a CDC offering both full-day and half-day preschool options. Plans for Phase 2 include utilizing additional classrooms to further increase the CDC's capacity, ensuring the site continues to serve the community's educational needs effectively.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In 2023, APS initiated a significant capital improvement project to convert the closed Sable Elementary School into a Child Development Center (CDC) to serve children aged 3 to 4 years. The project addressed both programmatic needs and licensing requirements for early childhood education. The scope of work included the following key upgrades:

1. Conversion of 10 classrooms: Six classrooms were adapted for half-day programs (3-4-year-olds), and four classrooms for full-day programs (4-year-olds). Renovations included plumbing modifications for handwashing sinks, new flooring, cubbies, updated millwork, window treatments, acoustic treatments, and general repairs.
2. Sensory Room: One classroom was transformed into a sensory room to support the unique needs of students.
3. Laundry Room: An existing space was modified to include washers and dryers for school use.
4. Entry Modifications: The primary entry was adjusted to facilitate direct access from the playground, ensuring safer and more convenient entry points for children.
5. Kitchen Upgrades: A serving line and ice machine were installed to meet programmatic requirements.
6. Additional Room Modifications: Various rooms underwent minor renovations to align with programmatic needs.
7. Age-Appropriate Furniture: All classrooms were equipped with developmentally suitable furniture to support early learners.
8. Play Area Enhancements: Exterior play areas were upgraded to meet licensing requirements, ensuring safety and age-appropriate functionality.

These improvements demonstrate the district's commitment to creating a safe, engaging, and developmentally appropriate learning environment for young children, aligning with state licensing standards and Universal Preschool (UPK) requirements.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

APS employs a systematic and data-driven approach to budget annually for capital outlay and address the capital needs of its facilities. Each year, the APS Chief Operations Officer (COO) collaborates with the Support Services leadership team to review facility condition data as part of the preparation for the annual Capital Projects Budget.

This review process includes data from multiple sources:

1. SchoolDude: APS's work order software program, which tracks maintenance and repair needs.
2. VFA Facility Condition Software: A program that provides forecasted facility condition information based on detailed assessments of each facility across the district.

Additionally, members of the Maintenance and Operations and Construction Management teams conduct comprehensive, in-person site inspections of all district facilities. These inspections complement and validate the data from SchoolDude and VFA, ensuring an accurate and holistic understanding of facility needs.

Once all data is collected, analyzed, and prioritized, the COO makes final decisions about which facility projects will be funded and prioritized for the upcoming year. This process ensures that decisions are based on both quantitative data and on-the-ground assessments, allowing APS to effectively allocate resources to address the most pressing facility needs.

This process applies districtwide and is continuous and ongoing, reflecting APS's commitment to maintaining and improving its facilities for the benefit of students, staff, and the community.

APS has consistently demonstrated compliance with capital reserve requirements for previously awarded facilities by prioritizing long-term maintenance and financial planning. Each year, the district sets aside capital reserve funds to ensure the sustainability of facility improvements. These funds are allocated based on facility condition assessments conducted through tools like SchoolDude and VFA software, as well as on-site evaluations by maintenance teams.

APS follows a structured process to maintain grant-funded facilities, integrating preventive maintenance programs and capital project planning to extend the life of building systems. The district aligns BEST grant-funded improvements with its broader capital reserve strategy, ensuring continued financial support beyond the initial investment. Additionally, APS upholds transparency through annual financial reporting and oversight by the Long Range Facilities Advisory Committee, which advises the Board of Education on facility needs and funding priorities.

For past BEST-funded projects, APS has successfully managed capital improvements while ensuring compliance with state requirements, reinforcing its commitment to maintaining safe and functional learning environments for students.

\*

## **H. Facility Master Plan Status**

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*



- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Adams-Arapahoe 28J (0180) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Sable PK HVAC and Door Replacement (0180-SG00003) - - New - Application Number (8)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This grant application aims to address critical infrastructure deficiencies at Sable Child Development Center (Sable CDC), specifically aging HVAC systems and deteriorating exterior doors. The facility, originally constructed in phases over several decades, now suffers from inefficient heating and cooling, resulting in temperature inconsistencies that affect the learning environment. Additionally, outdated, compromised, lead paint finished exterior doors present security vulnerabilities, failing to meet modern safety and health standards.

If awarded, the grant funds will be used to replace failing HVAC components, ensuring a stable and comfortable indoor climate conducive to early childhood education and to upgrade exterior doors which will enhance security, improve energy efficiency, and ensure compliance with current safety regulations. These improvements will not only extend the facility's lifespan but also enhance safety and reliability, creating a better learning environment for young students. By investing in these essential upgrades, APS aims to provide a high-quality early learning environment while maintaining compliance with state and district facility standards.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

### Exterior Door Replacements:

Exterior doors are a critical component of building safety, security, and functionality. At the Sable CDC, the integrity of multiple exterior doors and door systems has been compromised due to the building's age and natural wear over time. Compliance with modern building and safety codes is essential, and the current conditions fail to meet these standards. Through routine maintenance reviews, security assessments, and environmental inspections, the district has identified a significant number of exterior doors that require full replacement. This includes doors with compromised structural integrity and systems where lead paint was detected in older door components, raising safety and compliance concerns. Addressing these issues is necessary to align with statutory priorities for student and staff safety, accessibility, and environmental health.

### HVAC Deficiencies:

The HVAC system at Sable CDC presents substantial challenges stemming from the building's complex history of phased additions. Over the years, various expansions have resulted in an unbalanced and inconsistent HVAC system that is difficult to control. As a result, the facility experiences uneven heating and cooling, with hot and cold spots occurring unpredictably throughout the year. These issues are exacerbated by aging and end-of-life HVAC equipment, leading to frequent breakdowns and an inability to maintain consistent comfort levels. The deficiencies not only impact the comfort and productivity of students and staff but also hinder energy efficiency, increasing operational costs and environmental impact. Replacing and modernizing the HVAC system would improve thermal comfort, ensure regulatory compliance, and enhance energy efficiency, aligning with the BEST grant's priorities for infrastructure improvements and environmental sustainability.

Both proposed projects-exterior door replacements and HVAC upgrades-address statutory priorities by directly improving the safety, security, and health of the learning environment. These improvements are essential to meet compliance requirements, enhance functionality, and ensure that the facility continues to support high-quality early childhood education programs.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

APS employs a comprehensive and systematic approach to monitor and maintain its facilities. This process involves proactive and reactive measures carried out by the district's facilities teams, including Maintenance and Operations, Construction Management, Environmental Compliance, and Security personnel. These groups collaborate to identify and address building deficiencies through regular inspections, data analysis, and stakeholder feedback.

### HVAC System:

Internal assessments by HVAC specialists identified issues such as inconsistent heating and cooling, equipment at the end of its operational life, and inefficiencies in controlling building-wide temperature due to the phased construction of the facility.

Hot and cold spots reported by staff and students, particularly during peak weather seasons, prompted deeper analysis of system imbalances.

Facility condition data from the district's VFA software and work order history in SchoolDude confirmed the need for system-wide upgrades.

### Exterior Doors:

Routine maintenance checks and environmental safety reviews uncovered structural deficiencies in exterior doors.

Security assessments highlighted the inability of older doors to meet modern safety standards, including compliance with current building codes and lead-free requirements.

Feedback from site staff and safety audits further underscored the need for full replacements of several exterior door systems.

#### Planning and Prioritization:

Identified deficiencies were included in the district's 2024 Facilities Needs List, a comprehensive document used to prioritize facility repairs and improvements during bond preparation.

Due to the uncertain future use of the Sable facility, these issues did not initially receive the highest priority in bond planning. However, with the decision to convert the site into a Child Development Center (CDC), addressing HVAC and exterior door deficiencies became a critical component of ensuring safety, functionality, and compliance for young children and staff.

Additional site visits and inspections were conducted during the CDC construction planning phases to refine project scope and prioritize these essential upgrades.

This combination of regular maintenance cycles, stakeholder input, and data-driven decision-making reflects APS's commitment to providing safe and effective learning environments for students and staff. The proposed improvements will ensure that the facility meets current standards and supports its new role as a high-quality early childhood education center.

## Solution

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Based on the Engineer's Assessment of the HVAC system conducted by The Ballard Group on behalf of the school district, the following scope of work is proposed as a solution:

### Scope of Work: Mechanical System Upgrades at Sable Child Development Center

#### Project Overview

The Sable Child Development Center (CDC) is seeking proposals for the replacement and modernization of mechanical systems to improve energy efficiency, reliability, and compliance with district standards. The project will include upgrades to heating systems, air handling systems, temperature controls, and plumbing infrastructure. This includes all HVAC units, and estimates have been provided for additional modifications to ceiling tiles and ductwork that is associated with the transition to the new systems.

#### Scope of Work

##### 1. Heating Systems

Replace existing heating water pumps with new pumps featuring Variable Frequency Drives (VFDs) for energy efficiency.

Install a new Emergency Power Off (EPO) switch to replace the existing toggle switch.

Replace the existing air separator due to corrosion.

Plan for the replacement of unit heaters and cabinet unit heaters within the next 5-10 years.

## 2. Domestic Heating Systems

Extend combustion air intake for the central domestic hot water plant to ensure direct-vent installation.

Replace the aging kitchen water heater with a new high-efficiency condensing water heater with direct-vent combustion air to the exterior.

## 3. Air Handling Systems

Replace all existing rooftop units (RTUs) with new, district-standard equipment, including supply fans, DX cooling, gas-fired heating, and power exhaust.

Ensure new RTUs include VFDs on both supply and exhaust fans for variable air volume (VAV) control.

Remove relief hoods and cap curbs, as they will not be required with new RTUs.

Install new VAV terminal units with hot water reheat coils to replace existing constant volume duct coils.

Evaluate options to consolidate RTU-1's gas service into the main building meter.

Install guard rails around RTU-2 to ensure compliance with safety standards.

Replace the kitchen make-up air unit with a new system featuring indirect gas-fired heating and evaporative cooling. Ensure outside air and flue extensions prevent recirculation.

Plan for the replacement of exhaust fans within the next 5-10 years, ensuring appropriate fall protection.

## 4. Temperature Control Systems

Install a new Direct Digital Control (DDC) system per district standards, replacing the existing non-standard Alerton controls.

Provide CO2 sensors in classrooms to enable demand-controlled ventilation.

Replace all control valves for new VAV terminals at reheat coil locations.

Assess and replace control valves for standalone heaters and radiant ceiling panels as needed.

Upgrade temperature control cabling to correct existing wiring deficiencies.

## 5. Plumbing Systems

Investigate and replace sections of the cold water main and sanitary waste piping to address ongoing leaks and drainage issues. Plumbing will be replaced as needed if issues arise during the replacement of HVAC units, and the budget has been updated to include an estimated amount.

## Project Requirements

All work must comply with applicable building codes, energy efficiency regulations, and district standards.

The contractor must coordinate work schedules to minimize disruption to the Sable CDC's operations.

All equipment must be installed, tested, and commissioned according to manufacturer and industry best practices.

The contractor will provide as-built documentation and training for facility maintenance personnel upon project completion.

## Deliverables

Detailed project timeline with milestones.

Equipment submittals for approval before procurement.

Final inspection reports and system performance verification.

Warranty and maintenance documentation for installed equipment.

This scope of work ensures the mechanical systems at Sable CDC are modernized to enhance energy efficiency, occupant comfort, and long-term sustainability.

Based on the assessment and testing from the APS Environmental Compliance team, we recommend the following scope of work as a solution for the problem associated with the lead painted doors:

#### Scope of Work: Safe Replacement of Lead-Containing Doors

##### Project Overview

The Sable Child Development Center (CDC), a former elementary school in Aurora, Colorado, is undertaking a project to replace existing doors that contain lead-based paint and asbestos containing transite transoms that are part of the door system. This project will prioritize safety, regulatory compliance, and minimal disruption to the facility's operations. The scope includes removal of 26 door and door systems and replacement.

##### Scope of Work

###### 1. Pre-Work Planning and Site Preparation

Conduct an inspection and testing of the door and door systems to confirm the presence and condition of lead paint and asbestos.

Secure all necessary permits and approvals, including compliance with local, state, and federal regulations (e.g., EPA, OSHA, and Colorado Department of Public Health and Environment).

Develop a site-specific scope of work, work methods, engineering controls, including worker safety protocols and disposal requirements.

Provide notification to staff, occupants, and stakeholders about project activities, timeline, and safety measures.

###### 2. Furniture Moving and Protection

Relocate furniture, equipment, and other items as needed to provide clear access to doors.

GC to construct a hard barrier on the inside of the door to enable component removal from the exterior of the building.

###### 3. Door and Door System Removal

Establish work area zone using cones and caution tape.

Place a drop cloth on the ground directly in front of door from the exterior.

Workers must follow RRP lead-safe practices, including wearing appropriate personal protective equipment (PPE) such as respirators and disposable suits.

Remove doors using lead-safe methods, and HEPA-filtered vacuuming to reduce airborne lead dust.

Wrap the door and door systems 2 layers of 6 mil poly.

Collect a TCLP sample and dispose of lead-containing materials in accordance with hazardous waste regulations.

Conduct a visual inspection and wipe testing to confirm the area is clean.

Provide a close-out report with documentation related to the project.

###### 4. Door Replacement and Installation

Install new, code-compliant, non-hazardous doors that meet fire rating, security, and accessibility (ADA) requirements.

Ensure proper alignment, hardware installation, and smooth operation of new doors.

Apply low-VOC paint or sealant finishes if required and label both the interior and exterior of the doors with the proper door number.  
Restore all furniture and equipment to its original location after installation.

#### Project Requirements

All work must be performed by RRP-certified contractors and comply with safe work practices.  
Work must be scheduled to minimize disruption to Sable CDC operations, ideally during non-occupied hours or school breaks.  
Contractor must provide a detailed work plan and schedule.  
All replaced doors must match or exceed the durability and safety standards of the original installations.

#### Deliverables

Lead assessment and abatement plan before project start.  
Permits when required from relevant authorities  
Final visual and wipe testing results to confirm the site is clean.  
Documentation of proper disposal.  
Warranty and maintenance information for new doors and hardware.

This scope of work ensures a safe, compliant, and efficient replacement of doors with lead paint and asbestos (transite) at Sable CDC, protecting the health of students, staff, and the community.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The planning and diligence undertaken for the proposed HVAC system replacement and lead-containing door remediation at Sable CDC involved comprehensive assessments and strategic decision-making to ensure the most efficient and effective use of state and local resources.

#### HVAC System Replacement:

The existing HVAC system at Sable CDC, inherited from its time as Sable Elementary School, was evaluated through detailed site analyses and infrastructure assessments. These evaluations revealed significant inefficiencies, including unbalanced airflow and inconsistent temperature control, attributed to the building's phased construction over several decades. The system's outdated components were prone to unpredictable failures, compromising both comfort and air quality.

In exploring solutions, the project team considered options such as system retrofitting or partial upgrades. However, these approaches were deemed insufficient for achieving the desired energy efficiency and reliability. Consequently, the decision was made to proceed with a full replacement of the HVAC system. The new design focuses on energy efficiency, proper ventilation, and compliance with current air quality standards, ensuring a balanced and comfortable indoor environment. This approach aligns with sustainable building practices and is anticipated to reduce long-term operational costs.

#### Lead-Containing Door Remediation:

Environmental assessments conducted by the APS Environmental Compliance team identified 26 doors and associated transoms containing lead-based paint



and asbestos materials. Given the health risks and regulatory requirements, a thorough analysis was performed to determine the most effective remediation strategy.

Alternative methods, such as encapsulation or partial remediation, were considered. However, these methods did not provide a permanent solution and could pose future risks. Therefore, the decision was made to proceed with the complete removal and replacement of the affected doors and transoms. This plan ensures the elimination of hazardous materials and allows for the installation of new, code-compliant doors that meet current fire safety, security, and ADA accessibility standards.

#### Implementation and Resource Efficiency:

The project is designed to adhere to all relevant architectural, functional, and construction standards. For the HVAC system, this includes compliance with ASHRAE guidelines and local building codes. The door replacement process will follow EPA, OSHA, and Colorado Department of Public Health and Environment regulations, utilizing RRP lead-safe work methods and HEPA vacuuming to prevent contamination.

To ensure efficient use of resources, the project will be executed by certified contractors with experience in similar projects. Work will be scheduled during non-occupied hours or school breaks to minimize disruption to the center's operations. Additionally, the project is integrated into the district's ongoing maintenance and capital renewal planning, promoting sustainability and long-term asset management.

This comprehensive planning process underscores the commitment to providing a safe, healthy, and modern learning environment at Sable CDC, while ensuring responsible stewardship of state and local resources.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

#### HVAC System Deficiencies:

The HVAC system consists of aging equipment that has become unreliable and difficult to control due to multiple additions over decades.

Hot and cold zones are present throughout the building, leading to inconsistent indoor air quality and uncomfortable classroom environments.

Components of the system are experiencing frequent breakdowns, increasing maintenance costs and the risk of complete failure.

Due to the age of the system, many of the components are no longer in production, causing replacement parts to be difficult and in some cases impossible to acquire.

If the HVAC system is not replaced soon, extreme temperatures could make classrooms unsafe and uninhabitable during peak summer and winter months, leading to potential disruptions in early childhood education programming.

#### Exterior Door Deficiencies:

The exterior doors no longer provide adequate security due to wear and outdated locking mechanisms, compromising student and staff safety.

Some doors contain lead paint and asbestos, presenting an environmental and student health hazard that must be addressed immediately.

The doors are also energy inefficient, increasing heating and cooling costs and further straining the already failing HVAC system.

If these doors are not replaced, the building will remain vulnerable to security threats, and APS will not be able to ensure compliance with current safety

health regulations.

Without replacement, APS will face significant challenges in maintaining a functional and secure learning environment:

Increased Maintenance Costs: The district will have to allocate emergency funds for frequent HVAC and door repairs, diverting resources from other essential facility improvements.

Risk of Partial or Full Closure: If the HVAC system fails, entire classrooms or sections of the building may become unusable, limiting the number of students that can be served.

Compromised Student Safety and Learning Environment: Security risks due to failing doors and environmental concerns (lead presence) could jeopardize student well-being.

Missed Opportunity to Align with Statewide Early Childhood Education Goals: The state's universal preschool initiative relies on facilities like Sable CDC being fully operational and safe. Without these critical upgrades, the site's long-term viability as a high-quality early childhood learning center may be at risk.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

APS has a comprehensive plan for maintaining the proposed capital construction project to ensure its longevity and operational integrity. The district will secure a two-year warranty on both parts and labor for all upgrades, including HVAC systems and exterior doors. Beyond the warranty period, APS will utilize its qualified technicians for routine testing and maintenance under district HVAC and security protocols, ensuring optimal functionality and addressing any necessary repairs promptly.

#### Maintenance and Renewal Plan

##### HVAC Systems:

The updated HVAC systems are expected to have a 15-20 year life expectancy. Preventative maintenance will include annual inspections, filter replacements, lubrication, system diagnostics, and repairs conducted by certified in-house technicians or external contractors as needed.

##### Exterior Doors:

With a projected lifespan of 25 years, the new doors will be regularly inspected for wear and functionality. Preventive maintenance, including lubrication of hardware, realignment, and repairs, will be performed by APS's Life Safety team to ensure compliance with safety codes and operational reliability.

#### Organizational Oversight

Maintenance responsibilities for the updated systems will be managed by the district's Director of Maintenance and Operations. APS operates a full-service Maintenance and Operations Department, structured to ensure the upkeep of all facilities through:

Routine and Emergency Maintenance: Teams provide ongoing service to address wear and unexpected repairs.

Preventive Maintenance: Scheduled inspections and upkeep maximize the longevity of systems.

Facility Condition Assessments: Periodic evaluations inform the prioritization of capital improvements and replacements.

#### Support Teams

The Life Safety team will monitor and maintain critical systems such as fire alarms, security cameras, PA systems, clocks, locks, and door hardware, ensuring compliance with regulatory requirements. Boiler inspections, fire sprinkler systems, and backflow testing will be incorporated into regular maintenance schedules.

#### Capital Planning and Community Engagement

The district conducts districtwide facility condition assessments, most recently completed in 2024, to guide long-term capital planning. These assessments, along with the input of the Long Range Facilities Advisory Committee, help prioritize projects for the Capital Reserve Fund and future bond programs. This process ensures funding for necessary replacements at the end of system life cycles.

By adhering to these practices, APS ensures that the investment in these capital projects is maximized, safeguarding the functionality and safety of the facilities for years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Adams-Arapahoe 28J (0180) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Sable PK HVAC and Door Replacement (0180-SG00003) - - New - Application Number (8)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

38.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

38%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	4,308,269.47
D. Applicant Match to this Project	\$	1,637,142.40
E. Requested BEST Grant Amount	\$	2,671,127.07
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	4,308,269.47

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

392


5 % \* **O. Escalation % identified in your project budget**

6 % \* **P. Construction Contingency % identified in your project budget**

10 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/30/2028 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

1. Door replacement project cost estimates were obtained from 2 APS prequalified general contractors. We walked the project with them and reviewed the anticipated scope of work after which they were able to provide a budget estimate for implementation of the scope.
2. The door removal and disposal project cost estimates were obtained from 3 APS prequalified abatement contractors. We walked the project with them and reviewed the anticipated scope of work.
3. The project cost was based on an estimate from Rocky Mechanical and Long Building Technologies. The scope that was estimated was based on the items identified in the Mechanical Engineer's Assessment.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Construction Project Manager for APS Harrison is trained as a Civil Engineer and was in charge of the recently completed conversion of Sable Elementary to a Childhood Development Center. He ensured code compliance and compliance with the Early Childhood Education regulations coordinating with various stakeholders to ensure the project was completed on schedule and within budget. Harrison will be responsible for getting proposals from the design firm(s), onboarding consultants, putting the project out to bid, and getting the construction team under contract. He will be the District's representative during construction administration, and will compile the closeout package. If APS is awarded the grant, Harrison will be responsible for putting together reporting and payment requests to BEST, and coordinating with the CDE for the grant.

The Environmental Compliance Manager for APS

Rita holds a degree in Biology and a Masters in Environmental Management and Policy and is trained and certified as a Lead Paint Inspector, RRP Renovator, Asbestos Supervisor, Inspector, Management Planner and Project Designer, and Hazardous Waste Disposal. In addition to abatement project management of small to large projects and demos, Rita manages the APS Environmental Compliance department.

The Energy, Building Optimization, & Renewable Resources Manager for APS

Marcus is trained as a Mechanical Engineer and has received specialized training as a Certified Energy Manager. In addition to his energy-specific responsibilities, Marcus is also the Mechanical, Electrical, and Plumbing manager, managing those trades for the school district. Within those trades, Marcus has managed small to medium-sized retrofit projects.

Manager of Design & Construction for APS

Fred will monitor the project from a high level, providing support to the other stakeholders on the project as needed. He will attend OAC meetings and meetings with BEST as needed to help support Harrison and any project requirements. Fred (along with the Director of Construction Management & Support) will review any contracts, requisitions, and payment requests before they are processed or submitted.

Grant Coordinator from the APS Federal Programs and Grants Department.

Janna will be assigned to ensure compliance with all grant requirements, including financial oversight, reporting, and documentation. Janna will track expenditures, submit required reports, and ensure all project activities align with the approved scope and timeline. Additionally, she will coordinate with relevant teams to maintain adherence to grant guidelines and facilitate communication with grant officials as needed. Janna has extensive experience in grant management, financial reporting, and regulatory compliance. Her background includes managing large-scale grant-funded projects, ensuring proper allocation of funds, and maintaining accountability in accordance with state and federal regulations.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

APS has a robust procurement process for primary consultants, vendors, and contractors, which would be implemented in this project. APS has selection criteria that must be considered when procuring an architect, engineer, or technical consultant (see District Policy FEB). APS also has selection criteria that must be considered when procuring a general contractor (see District Policies FEG and FEG-R). APS also has established dollar thresholds that determine competitive selection requirements. Purchases less than \$20,000 are generally considered small-dollar purchases and do not require a competitive process. Purchases between \$20,000 and \$100,000 require informal procurement procedures (usually requiring an RFP process or a minimum of (3) vendor quotes), and purchases greater than \$100,000 require a formal bid/proposal process. Some professional services, including but not limited to architectural and engineering services, are generally exempt from the competitive procurement process, however, those procurements must still follow the requirements of the selection criteria noted above, and most projects of significance do typically implement a competitive interview process for those services. APS purchasing guidelines can be found in District Policies DJB, DJB-1-R, and DJB-2-R, which are attached for reference.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to**



**address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Sable CDC has received additional state and federal funding in recent years to support its expansion and preparation for Universal Pre-K (UPK). The district has leveraged Colorado Department of Education (CDE) early childhood funding, as well as Child Care Development Fund (CCDF) resources, to enhance facilities and program capacity. Additionally, APS has worked with the Colorado Department of Human Services (CDHS) to secure licensing and facility improvement grants. The district has also pursued local bond funding and mill levy support to maintain and upgrade early childhood education facilities. These resources have allowed APS to make critical improvements to Sable CDC, ensuring compliance with UPK requirements and expanding access to high-quality early learning environments.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Please see Sable's Utility History document, found in attachments, which includes a 12-month history of electricity and gas usage.

**● Campuses Impacted by this Grant Application ●**

**Lotus School for Excellence - HVAC Replacement - Lotus School for Excellence - 1980**

<b>District:</b>	Adams-Arapahoe 28J
<b>School Name:</b>	Lotus School for Excellence
<b>Address:</b>	11001-A East Alameda Avenue
<b>City:</b>	Aurora
<b>Gross Area (SF):</b>	89,510
<b>Number of Buildings:</b>	5
<b>Replacement Value:</b>	\$35,648,372
<b>Condition Budget:</b>	\$21,333,350
<b>Total FCI:</b>	0.60
<b>Adequacy Index:</b>	0.31



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$8,511,005	\$5,268,671	0.62
Equipment and Furnishings	\$814,443	\$443,533	0.54
Exterior Enclosure	\$2,647,906	\$515,679	0.19
Fire Protection	\$4,421	\$1,175,795	265.95
HVAC System	\$4,406,723	\$3,970,958	0.90
Interior Construction and Conveyance	\$7,686,374	\$6,775,312	0.88
Plumbing System	\$1,730,388	\$1,838,006	1.06
Site	\$5,168,685	\$2,492,998	0.48
Special Construction	\$693,328	\$0	0.00
Structure	\$3,985,100	\$23,549	0.01
<b>Overall - Total</b>	<b>\$35,648,372</b>	<b>\$22,504,501</b>	<b>0.63</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Lotus School for Excellence Mod 4	1,860	0.07	2016	\$227,890	\$15,603
Lotus School for Excellence Main	83,000	0.63	1980	\$29,673,415	\$19,956,892
Lotus School for Excellence Site	546,637	0.48	1980	\$5,168,685	\$2,492,998
Lotus School for Excellence Mod 1	930	0.06	2016	\$122,602	\$7,802
Lotus School for Excellence Mod 3	1,860	0.07	2016	\$227,890	\$15,603
Lotus School for Excellence Mod 2	1,860	0.07	2015	\$227,890	\$15,603
<b>Overall - Total</b>	<b>636,147</b>	<b>0.60</b>		<b>\$35,648,372</b>	<b>\$22,504,501</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Lotus School for Excellence

**County:** Arapahoe

**Project Title:** HVAC Replacement

<b>Current Grant Request:</b>	\$2,462,124.30	<b>CDE Minimum Match %:</b>	17%
<b>Current Applicant Match:</b>	\$504,290.52	<b>Actual Match % Provided:</b>	17%
<b>Current Project Request:</b>	\$2,966,414.82	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$2,966,414.82	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$146.87	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$12.95	<b>Affected Pupils:</b>	1,008
<b>Hard Costs Per Sq Ft:</b>	\$133.91	<b>Cost Per Pupil:</b>	\$2,943
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	82
<b>Previous BEST Total \$:</b>	\$490,118.40		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	38%	<b>FY24-25 CSCC Allocation:</b>	\$366,345.22
<b>&lt; 10% district bond capacity?</b>	No	<b>Enrollment as % of district:</b>	2%
<b>Funding Attempts:</b>	2	<b>Free Reduced Lunch %</b>	91.00%
		Statewide Charter Avg: 45.1%	

I. Facility Profile

**Lotus School for Excellence (0180-5298-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (5298 C-SG00001) - - New - Application Number (4)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Lotus School for Excellence - 0180-5298-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Male & Female Locker Rooms and Fitness Room
		Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

In the recently modified Articles of Incorporation, Section VIII Dissolution, it is noted "No individual shall have any right, title, or interests in the assets of the Corporation. The Corporation may dissolve and wind up its affairs in the manner now or hereafter permitted or provided by the Colorado Revised nonprofit Corporation Act. Upon dissolution of this Corporation, and after discharging or making provision for discharging all of this Corporation's liabilities, and returning any donations made by donors if such donation was conditioned on such return, Corporation's assets shall be distributed to Joint School District No. 28J, Adams and Arapahoe Counties for use as the District shall determine in its sole discretion. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in the County in which the Corporation's principal office is then located, exclusively for such purposes, or to such organizations, consistent with the Internal Revenue Code, as said court shall determine."

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Purchased in 2009, by the Lotus School for Excellence Foundation, the 82,597 SF facility, built around 1980, was being used as a church and school facility. It had a 11.7 acre campus, 1100 seat auditorium, two gymnasiums, restaurant-grade kitchen, daycare facility, pre-school wing, and a separate K-12 classroom area for 350+ students, 4 playgrounds, and newer roofs on entire daycare facility. The parking lot had been repaved and restriped, a large portion of the HVAC units had been replaced, a new full-service café was installed, most of the building had been repainted, 35% of the sidewalks had been replaced, and 45% of the lawn sprinklers had been replaced.

The rationale for purchasing the facility included:

- The close proximity to the former school location on the Community College of Aurora Lowry Campus supported current student families' transportation needs and current recruitment efforts,
- The location maintained the administration's focus to remain centrally located within a socio-economically disadvantaged area of the Aurora community,
- The overall good condition of the facility supported the ability to transition school operations in a timely manner for the start of classes, and
- The size of the campus provided the space for future expansion to more effectively serve the academic, athletic and community service needs of the students and their families.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since 2009, capital projects have included adding fences and car gates to the property, replacing main entrance door locks with key-card magnetic access, upgrading surveillance cameras, partial roof replacement (2014 BEST grant), elementary gym floor replacement (2014 BEST grant), secondary gym floor replacement (2015), painting and floor tile replacement. Within the last 3 years, the following projects have been completed:

- Auditorium and foyer renovation, funded through the general fund
- Administrative offices renovated, funded by insurance claim
- Elementary front office and staff restrooms, funded by ESSER III and the general fund
- HVAC repair, funded by ESSER III and the general fund
- Renovation of 6th grade hallway restrooms, funded by ESSER III and the general fund
- Building reconfiguration to convert space into health clinic to address covid health issues and interventionist offices to address learning loss needs of students, funded by ESSER III and the general fund
- Addition of a science wing
- Replacement of the modular classrooms

The focus of LSE improvement projects is to provide healthy, safe environments for the school's ever-expanding student and staff populations, to meet the educational and community needs of students and families through research-based instructional practices and curriculum programming, increased involvement in organized sports, STEAM curriculum, adult English class, citizenship preparation classes, and an environment that is conducive to learning as well as providing for the nutritional and exercise needs students require to excel. A well-maintained and safe physical environment of high quality fosters positive attitudes and motivations related to students' ability to learn, academic achievement, and prosocial behavior. School buildings that do not maintain comfortable temperatures contribute to teacher despair, frustration, and staff physical health. Building renovations, especially HVHC improvements, can lead teachers to feel a renewed sense of hope and commitment. Creating a comfortable environment is necessary in order for teachers to teach effectively and for students to be engaged and receptive to learning.

The vision for the school is to expand student and community services to accommodate waitlist students and provide pre-K programs for the community. To maintain the current facilities to accommodate the school's priorities, LSE has utilized general fund, state capital construction funding, BEST grant (2014), and ESSER III (2021) grant funding monies to support improving the operational/mechanical/plumbing functions of the school facilities. We hope to use additional funding opportunities to further our efforts of teaching and learning in the community we serve.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Annually the budget process begins in February for the ensuing fiscal year. A General Fund budget is developed and considers the Governor's budget request, staff compensation, curriculum and capital needs. Capital needs, repairs, and improvements are reviewed, analyzed and prioritized. Once the School Finance Bill has passed the legislature, the budget is then finalized. Over the last ten years, FY15 through FY24, LSE's capital spending has averaged \$878,217 per year. The funding source for these projects has been the General Fund's Per Pupil and Mill Levy Override revenue. The projects have included a soccer field, modular purchases, classroom renovations and the creation of a performing arts center. The Best Grant program supported a roof project in FY13. The 2012 Best Grant of \$510,540 was greatly appreciated and needed. The Best Grant roof repair did not require an ongoing Capital Renewal Reserve Fund. In 2018 LSE financed a \$4.1 million construction of a science wing. This project was financed with a MidWestOne bank loan and the debt service on the loan continues to be paid for through a General Fund lease payment.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

**Lotus School for Excellence (0180-5298-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (5298 C-SG00001) - - New - Application Number (4)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Not enough bids and asbestos report.

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This grant application seeks funding to replace an antiquated and failing water source heat pump (WSHP) system at the Lotus School for Excellence (LSE). The current system, comprising 25 individual heat pumps, a high-efficiency boiler, and a cooling tower, has exhibited significant operational issues, including:

Frequent breakdowns: Numerous heat pumps are inoperable, leading to inconsistent and inadequate temperature control in classrooms, locker rooms, and the cafeteria.

Systemic failures: The boiler and cooling tower have experienced multiple major failures, further disrupting temperature regulation and creating unsafe conditions across the entire loop.

Poor indoor air quality: Inconsistent temperatures negatively impact student comfort and learning, while aging equipment may contribute to poor air quality and fresh air exchange.

High maintenance costs: The current system requires extensive and frequent maintenance, resulting in significant financial burdens and disruptions to the school's operations.

The proposed solution involves replacing the entire WSHP system with a modern, energy-efficient alternative. This will ensure a stable and comfortable learning environment for students and staff, reduce energy consumption and maintenance costs, and improve the overall operational efficiency of the school.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities

- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

### Affected Facilities / Maintenance Programs

This project will be to replace an antiquated water source heat pump (WSHP) system - 25 individual heat pumps, one high-efficiency boiler, and one cooling tower. Plumbing for the supporting loop system will be removed to the greatest extent possible, but some sections may have to be abandoned in place due to accessibility and cost.

There have been various HVAC upgrades to the Lotus School for Excellence (LSE) over the years. However, much of the work has been in other areas of the school as best can be determined. Detailed facility records of major projects and/or capital improvement work was found to be conspicuously absent as discovered by the newly hired director of operations back in June 2022.

According to recent BEST Grant records obtained, there were some modifications made to the WSHP system in 2013/14 - cooling tower added and some inoperative heat pumps replaced. A personal investigation of the system has shown a variety of different manufacturer's heat pumps in place with dates of manufacture ranging from 2000 to 2003. Despite the decade old improvements, the system has failed to work adequately for nearly that long, as attested by staff who have been assigned to rooms served by the WSHP system. More recent discoveries have shown that there are systems still not operational on the system.

There are at least eight heat pumps that are currently not operational, with four of these having been inoperative for several years. The director of operations began to investigate these reports once a qualified internal maintenance staff was hired on to quality check the assessments of the HVAC service provider that was currently being utilized. The findings showed that four of the seven units were indeed not operational and likely had not been so for some time. When the HVAC contractor was asked about this, the claim was they were not aware of the existence of these units and/or they believed the split-unit systems were in place to handle the heating/cooling duties. Only these units served just one area affected by the inoperative systems. The fifth inoperative unit was found during a 2022/23 renovation project, but could not be addressed at that time due to the cost overrun it would have on the project.

A new HVAC service firm is in place and the system is being better maintained and serviced in the hope to extend reasonable operability until funding can be secured to replace the antiquated and failing system.

### Deficiency Description

Project description: This project will address an antiquated and failing water source heat pump (WSHP) system and supporting loop system - high efficiency boiler and cooling tower - that serves the northeast wing of the Lotus School for Excellence (LSE). The loop supports 25 individual heat pumps, eight of which are currently inoperative. The inoperative units have been evaluated and price estimated for possible repairs as the operational budget will allow.

The WSHP has been had regular PM performed and service calls for system failures as necessary. Unfortunately, there has been some turnover in the servicing HVAC contractor over the past several years which have lead to varied opinions on repairs and servicing frequencies, but unified position on the system being highly inefficient and only getting older by the year. Current HVAC service/repair contractor has done extensive diagnostic and balancing work on the central make-up boiler and cooling tower, leading to a lessening in the frequency of system wide failures. However, heat pump units to the locker rooms, secondary kitchen/cafeteria, access hallway, secondary nurse's office, and a classroom are currently inoperative and require extensive T&M diagnostic work to determine whether or not they are even repairable at this point.

The locker room units are completely inoperable, and during periods of extreme temperatures fans or space heaters have to be run constantly to provide some degree of cooling or heating - heating especially to prevent frozen pipes. \*\*Lowest observed temp in the men's locker room was 37 degrees Fahrenheit! The women's locker room unit is likewise inoperable at this time and requires either fans or space heaters to make use of the space bearable for just brief usage. The secondary cafeteria is currently temperature controlled by three split units that, at best, manage to keep it from being severely cold or hot. The space is usually too cold or too hot through the better portion of the day contingent on occupancy load of the space, and the reliability of the units in the main gymnasium. These spaces are actually one large open space separated only by an athletic drop curtain. The split units along the cafeteria ceiling lack consistent enough reliability to keep the space(s) at a comfortable temperature - maintaining between 64-65 degrees Fahrenheit is considered "doing good" for this area. The weight room unit, while operable from a thermostatic control / circulating fan capability, has rarely ever been able to sustain either a heating or cooling set-point. Various attempts have been made to service the unit and restore it to proper operation by previous HVAC contractors to no avail. The new servicing HVAC contractor has yet to investigate this unit.

The individual heat pump units serving the various classrooms and office spaces require daily checks and operate with various degrees of uncertainty - worsening as temperatures reach the extreme seasonal ranges for this area. It has been a "cat and mouse" game chasing issues from one unit to the next. Over the last two school years it has been a constant battle to keep all units operating within desired set-points. LSE maintenance staff, the director of operations, and the new HVAC servicing contractor have had to start at square one in troubleshooting each individual heat pump unit due to the level of inconsistency in their daily/weekly operation. Progress is slow but positive; however, it remains a challenge to keep all classrooms at an optimal temperature for learning: "Temperature can affect comfort and indoor environmental quality. Changing thermostat settings or opening windows to try to control temporary changes in temperature can worsen comfort problems. Classroom temperatures should be maintained between 68 degrees and 75 degrees Fahrenheit during the winter months and between 73 degrees and 79 degrees Fahrenheit during the summer month."  
<http://app.idph.state.il.us/envhealth/healthyschools/modulesClassroom.asp>

Compounding the individual unit deficiencies is the single point of failure of the loop support systems - the high efficiency boiler and cooling tower. Each of these systems have had major failings or mechanical breakages - four of those occurring since June 2022. Compounding the aging of these systems is the fact that they are housed in a below grade mechanical room that, despite countermeasures, has been prone to flooding during periods of substantial rainfall and/or melting snow. The most recent of such flooding incidents occurred in May of 2023, when nearly five feet of water filled the mechanical room, impacting the cooling tower, circulating pumps, and electrical connections/components most of all. Then a subsequent mechanical failure - fan belt wheel mount fractured - on the central cooling tower led to classroom temps rising to as high as 91 degrees Fahrenheit during the first week of classes (August 2023). This school year (24/25) portable AC units had to be purchased to help cool overheating classrooms, and then space heaters as temperatures got colder. This has caused issues with breakers tripping to keep circuits from burning up due to the extra load, thus several thousands dollars worth of electrical work had to be done to balance out circuit loads on a panel that is at maximum capacity.

The water treatment system to the water loop is offline due to flooding back in May 2023. This is mainly due to inaction on the part of the previous HVAC service contractor. This system helps keep scaling from occurring inside water loop plumbing. Scaling can lead to build of materials in the narrower plumbing lines and components of the individual heat pump units, leading to localized failures and inability to adequately maintain desired classroom/office temperatures.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The LSE Director of Operations worked with Mr. Robert Steel from Himmelman Construction and some of their associated engineers and subs as annotated in their cost estimation submission. They did a couple of walk-throughs looking at various elements and areas of the project in an attempt to put together the most accurate estimate possible in the least amount of time. This process was repeated with two other contractors and a mechanical and electrical engineer from Cator-Ruma. Additionally, current HVAC service contractor has looked at numerous WSHP units, pumps, colling tower, and make-up boiler to assess overall condition and areas of concern for overall loop operability

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

This project as proposed will eliminate the dramatic inconsistencies in maintaining optimal learning/working temperatures in the classrooms, gymnasium, locker rooms, cafeteria, and some small offices and work spaces. It will do this by removing an aged and antiquated system and individual units and replacing them with a rooftop mounted central VAV system with individual, smaller, and more efficient fan coils and controls. It will eliminate the need for a central loop system and the cost of operation and maintenance on both a boiler and cooling tower - to include the chemical treatment system. Removal of the chemical treatment system eliminates the presence of hazardous chemicals, even if secured in a mechanical room, from possibly being compromised via man-made or natural mishap and infiltrating the drainage system.

The new VAV system will be considerably more efficient and programmable from a central terminal for various degrees of energy conservation during scheduled breaks throughout the school year and closure over the summer months. It will also give variable condition control (heating to cooling) to each individual classroom, furthering capability to maintain optimal classroom temperatures - i.e. one classroom could be running on cooling while another could be operating in heating mode.

The scope of work proposed for this BEST grant would be for the removal of all 25 individual heat pump units from the first floor and second floor hallways/classrooms. This will require opening up of both suspended as well as hard deck ceilings to allow for workable space to remove existing units, loop plumbing, and associated electrical and control wiring. The central systems to the supplementary loop - boiler, cooling tower, and circulating pumps - would be removed along with as much associated loop plumbing as possible without driving up man-hours and costs on the project. The chemical treatment system would similarly be disconnected and disposed of accordingly (i.e. in keeping with applicable environmental regulations/precautions).

Roof penetrations and mounting of the new VAV system and associated plumbing, control wiring, and electrical power supply will be run. Repairs to those areas of the roof impacted will be made as necessary, and with regard to electrical, existing infrastructure may or may not be used - system will be evaluated to ensure ability to handle the required load. Similarly, those interior areas - ceilings, walls, floors - would be repaired and finished as necessary. Attempts would be made to preserve as much material (e.g. ceiling tiles and grid) as possible to limit waste and keep cost manageable.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The LSE Director of Operations worked with Mr. Robert Steel from Himmelman Construction and some of their associated architects, engineers and subs as annotated in their cost estimation submission. They did additional walk-throughs looking at various elements with the electrical / lighting systems, and all areas of the project in an attempt to put together the most accurate estimate possible in the least amount of time. Plans for the new system are VAV, but should a refrigerant system become the more cost effective solution, it will be designed and built to accomodate the newest / projected refrigerant values.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The timeframe for completion of this project would be the summer/early fall of 2027 at the very latest. The school and campus lacks adequte space to move these classes into other parts of the existing school footprint, nor is there space to bring in modular classrooms to house the nine classrooms impacted. Failure of any part of this system could easily be described as imminent. As previously mentioned in other sections of this application, individual unit failures occur with regularity, and the single point of failure on the loop - boiler or cooling tower - has occurred multiple times over the last two years, invariably at the most inopportune times. Each failure builds greater stress on other areas of the system that are already struggling to keep up with demand to many classrooms - let alone the impact of those areas that have completely inoperable units.

Should this project not be awarded, an ever mounting threat of having to cancel more and more days of school due to an inability to maintain optimal classroom temperatures would be likely. Ever increasing maintenance costs would be incurred, impacting other systems that could have been maintained / repaired with the money diverted into this failing system. The domino effect of not funding this project would topple its way right through LSE's capital projects list and leave the school struggling to maintain not only the areas impacted by this project, but future projects to improve the safety and/or security of classroom spaces, offices, and the campus as a whole.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\)](#).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how

the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

A maintenance plan, based on manufacturer recommended frequencies, would be implemented through (primarily) a contracted HVAC contractor, with oversight by LSE maintenance personnel and/or the director of operations.

Supplemental checks and preventative maintenance would be performed by LSE maintenance staff as necessary - e.g. weather delays/schedule changes, early termination of contract (until new contract/vendor established)

A capital improvement is being explored with a qualified consultant to provide for a multi-year short-term and long-term planning process to ensure the school administration and board are aware of all planned future projects.

This plan would then be regularly reviewed and updated as situations change or develop over time.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

A maintenance plan, based on manufacturer recommended frequencies, would be implemented through (primarily) a contracted HVAC contractor, with oversight by LSE maintenance personnel and/or the director of operations.  
Supplemental checks and preventative maintenance would be performed by LSE maintenance staff as necessary - e.g. weather delays/schedule changes, early termination of contract (until new contract/vendor established)  
A capital improvement is being explored with a qualified consultant to provide for a multi-year short-term and long-term planning process to ensure the school administration and board are aware of all planned future projects.  
This plan would then be regularly reviewed and updated as situations change or develop over time.



III. Detailed Project Cost Summary

**Lotus School for Excellence (0180-5298-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (5298 C-SG00001) - - New - Application Number (4)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

17.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

17

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,966,414.82
D. Applicant Match to this Project	\$	504,290.52
E. Requested BEST Grant Amount	\$	2,462,124.30
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	2,966,414.82

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

82


6 % \* **O. Escalation % identified in your project budget**

10 % \* **P. Construction Contingency % identified in your project budget**

3 % \* **Q. Owner Contingency % identified in your project budget**

**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

07/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/05/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The LSE Director of Operations worked with Mr. Robert Steel from Himmelman Construction and some of their associated engineers and subs as annotated in their cost estimation submission. We did a couple of walk-throughs looking at various elements and areas of the project in an attempt to put together the most accurate estimate possible in the least amount of time.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Oversight of the project will be conducted by a contracted owner's rep, project management from the construction company awarded the project, and the LSE Director of Operations, all of whom are heavily credentialed or have extensive experience in the construction field. In addition, HVAC commissioning and consulting will be contracted for the project.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

In addition to following the Financial Policy of the school, the school administration plans to utilize the BEST program guidelines for consultant, vendor, and contractor selection. Per the school's policy: The Executive Director as authorized by Board policy shall secure written bids on all single item purchases

exceeding \$25,000 and on all other purchases of supplies, equipment and projects when in the best interest of the School. Purchases valued at less than \$25,000 but more than \$10,000 shall be based upon at least three (3) written, faxed or oral quotations whenever feasible. Contracts and competitive purchases shall be awarded to the lowest responsible qualified supplier, taking into consideration the quality of materials (services) desired and their contribution to program goals. No favoritism shall be extended to any vendor. All employees of the School must exercise sound judgment in avoiding conflicts of interest or the appearance of impropriety in dealing with vendors. Gifts or gratuities of other than nominal value or which might obligate a School employee in any manner shall be politely and firmly refused.

### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

LSE has submitted several projects for consideration to our associated school district (APS) and through other grant programs. In lieu of awards within those funding streams, the school has relied on its own ability to manage our General Fund resources to carve out necessary funding for needed capital improvements. This is unfortunately an unsustainable enterprise in the case of this particular project, or future projects of a similar vein.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The FY21-22 gas and electric combined expense was \$98,388.00. The FY22-23 gas and electric combined expense was \$119,061.00. The expected cost reduction, if this project is completed, is approximately \$6,000.00.

● **Campuses Impacted by this Grant Application** ●

**Sanford 6J - DW HVAC Upgrades - Sanford Pre-K-12 - 2002**

<b>District:</b>	Sanford 6J
<b>School Name:</b>	Sanford Pre-K-12
<b>Address:</b>	755 Second Street
<b>City:</b>	Sanford
<b>Gross Area (SF):</b>	88,357
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$36,297,164
<b>Condition Budget:</b>	\$6,723,688
<b>Total FCI:</b>	0.19
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,956,674	\$2,530,670	0.51
Equipment and Furnishings	\$2,141,673	\$0	0.00
Exterior Enclosure	\$4,492,553	\$0	0.00
Fire Protection	\$1,167,971	\$0	0.00
HVAC System	\$7,072,407	\$136,866	0.02
Interior Construction and Conveyance	\$5,430,261	\$985,722	0.18
Plumbing System	\$1,831,591	\$265,932	0.15
Site	\$5,193,606	\$2,804,498	0.54
Structure	\$4,010,429	\$0	0.00
<b>Overall - Total</b>	<b>\$36,297,164</b>	<b>\$6,723,688</b>	<b>0.19</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sanford Pre-K-12 Site	805,732	0.54	1935	\$5,193,606	\$2,804,498
Sanford Pre-K-12 Main	88,357	0.13	2002	\$31,103,558	\$3,919,190
<b>Overall - Total</b>	<b>894,089</b>	<b>0.19</b>		<b>\$36,297,164</b>	<b>\$6,723,688</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Sanford 6J

**County:** Conejos

**Project Title:** DW HVAC Upgrades

<b>Current Grant Request:</b>	\$1,527,413.16	<b>CDE Minimum Match %:</b>	31%
<b>Current Applicant Match:</b>	\$686,229.10	<b>Actual Match % Provided:</b>	31%
<b>Current Project Request:</b>	\$2,213,642.26	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$2,213,642.26	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$37.99	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.47	<b>Affected Pupils:</b>	363
<b>Hard Costs Per Sq Ft:</b>	\$35.52	<b>Cost Per Pupil:</b>	\$6,098
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	243
<b>Previous BEST Total \$:</b>	\$20,831,582.00		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	384	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$10,053,790	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$26,182	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$657,894
<b>Median Household Income:</b>	\$40,132	<b>Total Bond Capacity:</b>	\$2,010,758
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	58.1%	<b>Bond Capacity Remaining:</b>	\$1,352,864
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$235.59		
Statewide Avg:	\$1,368		

I. Facility Profile

Sanford 6J (0560) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrade (0560-SG00001) - - New - Application Number (33)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Sanford 6J - 0560

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The first schoolhouse was erected in the late 1800's and in 1896 a new red brick school building with four rooms was constructed. It stood close to our present-day Community Center. A six-classroom structure was erected in 1913 and stood on the same block as our present-day school. On November 25, 1916 fire destroyed the schoolhouse and left only the foundation standing. A new schoolhouse was built on the same foundation and was ready for students in the fall of 1917. Students attending at this time were offered classes through the 10th grade. Students wishing to further their education were bused to the Academy in Manassa, Colorado. A new high school was built in 1923 to accommodate classes through the 12th grade. The first high school graduation from this new school was held in the spring of 1924. The Elementary School burned for a second time in the spring of 1937. The WPA program operating at this time offered the community a chance to build a new school with a gymnasium. The building and gymnasium were completed in the fall of 1938.

Student growth continued and with more students came the need for more classrooms. Over the next 65 years the school was added onto several times. These additions included a new gymnasium and upstairs classrooms in 1967. A mini-gym, wrestling room and band room were added in the early 1970's followed by a metal building for shop classes. Renovation continued and an elementary addition including enlarging the cafeteria took place in the 1990's. Original classrooms were expanded also at this time. Thanks to a capital construction grant, a new high school wing consisting of classrooms, computer lab, main gymnasium, weight room, wrestling room, concessions room, locker rooms, and an aquarium were added in 2002. By this time, the original 1938 building was worn out and had served its purpose faithfully for many years.



In 2011, the Sanford School District was the recipient of a BEST (Building Better Schools Today) grant. The community supported the grant by passing a bond to generate 1.2 million dollars of the \$22 million dollar school. The present-day Lead Gold School was completed in 2013 on the same block as the 1913 school building. The structure built in 2002 was also renovated as part of this project.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

As mentioned, we received a BEST grant in 2011. We were able to construct a new building. Due to that, we have not embarked on any major improvements since then.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Over the last 10 years we have saved about \$35,000 per year to address any system upgrades or capital improvement needs. This amount can be used for part of our match. We save about \$100 per student per year.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Sanford 6J (0560) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrade (0560-SG00001) - New - Application Number (33)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The school, constructed in 2013, is served by 14 air handling units (AHUs). Only three of these units, serving the administration area, library, and business center, are equipped with cooling capabilities. The remaining 11 AHUs provide no cooling whatsoever. The lack of cooling in the classrooms, gyms, cafeteria, wood shop, metal shop, stage, and music room as led to stifling temperatures in these spaces during the hot summer months. The district plans to retrofit the 10 of the 11 existing AHUs with chilled water cooling coils and add a chiller plant that includes an air-cooled chiller, piping and the necessary pumps, to add cooling to all spaces not currently cooled. The AHUs are modular systems that will allow for a chilled water coil section to be inserted into the existing AHUs. The one remaining AHU that will not receive cooling is the AHU serving the weightroom. The weightroom will receive some cool transfer air from the gyms and the warmer temperatures in this room are desirable for the occupants.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

#### Existing Conditions and Deficiencies

The primary deficiency in our K-12 facility is the lack of mechanical cooling in most areas, which urgently needs to be addressed. During summer months, our classrooms, gymnasiums, and cafeteria become excessively hot, creating an uncomfortable and potentially unsafe learning environment.

#### Current HVAC System

The school, constructed in 2013, is served by 14 Trane Air Handling Units (AHUs) located in mechanical rooms and a penthouse throughout the building. Only three of these units, serving the administration area, library, and business center, are equipped with cooling capabilities. The remaining 11 AHUs provide no cooling whatsoever.

#### Climate Change Impact

When the school was built, designers deemed cooling unnecessary due to the San Luis Valley's traditionally cooler climate. However, over the past 12 years, summers have become increasingly warmer, resulting in stifling temperatures in classrooms and gymnasiums.

#### Temperature Issues

Staff members have documented classroom temperatures regularly exceeding 80°F, with peaks as high as 87°F (see attached PowerPoint). These extreme temperatures significantly impair students' ability to focus and remain engaged in their studies.

#### Ineffective Temporary Solutions

To mitigate these issues, staff members have resorted to using:

1. Multiple floor fans for air circulation
2. Plug-in cooling towers

In one particularly warm classroom, we documented the use of six fans and cooling towers on a warm October day (see PowerPoint). This abundance of plug-in cooling devices not only strains the electrical system but also fails to provide efficient cooling.

#### Gymnasium Cooling Challenges

For the gymnasiums, the school has implemented large, portable evaporative (swamp) coolers. While these provide some relief, they introduce significant safety and security concerns:

1. Exterior doors must be propped open to maximize the coolers' effectiveness, compromising the administration's ability to control building access.
2. Positioning large coolers in doorways potentially impedes evacuation routes in case of emergencies, such as fires (see PowerPoint).

In conclusion, the lack of proper cooling throughout our facility not only impacts the learning environment but also poses serious safety and security risks. Addressing this deficiency through a BEST Grant is crucial for ensuring a safe, comfortable, and conducive learning atmosphere for our students and staff.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The deficiencies stated above were initially identified by district staff and are very apparent to even casual observers of the uncomfortable conditions in much of the school in the summer. The extremely high indoor temperatures in the summer point to glaring HVAC deficiencies. The district recently completed an open procurement process to select a design-build partner with extensive school improvement experience that could assist in a detailed analysis of these deficiencies. The selected design-build firm's engineers audited the school's HVAC systems to thoroughly investigate and document the existing system.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The existing air handling units (AHUs) serving the school are in good condition overall and have many years of service life left. Therefore, it would be wasteful to fully replace these units solely to add cooling to the school. Instead, the district is proposing to upgrade (10) of the AHUs by adding new chilled water (CHW) cooling coil sections to each unit. Based on the district's matching funds budget, we are proposing to add cooling to ten of the eleven AHUs that currently do not have cooling.

Since the AHUs are modular units, they can be partially disassembled and reconfigured to allow a CHW cooling coil to be installed. A new CHW plant will also be installed, which will include a 175-ton air-cooled chiller, CHW loop pumps with variable frequency drives (VFDs), an air separation system, expansion tanks, and all necessary CHW piping. A new CHW loop will be installed to bring chilled water to each of the coils in the AHUs. To increase the efficiency of the new CHW system, the loop will be designed for variable flow to reduce pumping energy and allow the chiller to operate at efficient part-load capacities when there are reduced calls for cooling.

Several locations are being considered for the chiller placement, including a spot on the roof just north of the gymnasium and three ground-mounted locations along the west side of the school. A roof-mounted chiller would be ideal, and the budget includes provisions for structural reinforcement to support the chiller. The final location will be determined during the detailed design phase of the project. The new CHW cooling sections and CHW plant will be integrated into the existing HVAC controls system, and the sequences of operations will be revised to include cooling.

Access for getting the CHW cooling section to (6) of the (10) units is straight forward since these are in large walk-up mechanical rooms. The other four AHUs are located in three separate mechanical penthouses with limited access. To create enough room to bring in the CHW cooling sections, the existing outside air louvers on two of the penthouses will need to be removed, ductwork will be temporarily taken down, and the cooling sections will be brought in through the louver openings. For the final mechanical penthouse, the existing drop ceiling below the penthouse will have to be temporarily removed to allow access to the penthouse's door. Additional time and budget have been allocated for these more difficult-to-access AHUs.

By providing cooling upgrades to these (10) AHUs, a vast majority of the school would then have cooling, including all educational spaces, the cafeteria, and the gymnasiums. The only areas that would still not have cooling would be the wrestling and weight rooms. Adding cooling to these spaces is not as high of a priority, since activities for which these spaces are utilized actually prefer higher temperatures in the summer for training purposes.

Engineers also looked at the schools' existing electrical infrastructure and determined there is sufficient capacity to upgrade the HVAC system to include the CHW system. A new electrical panel will be required, but the main MDP has ample capacity to accommodate the new loads.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As part of the planning process for this grant, PSI engineers completed conceptual designs of the upgraded HVAC systems, including cooling load analysis, ventilation analysis, and preliminary equipment sizing and selections. Preliminary budgets were developed for 2 HVAC upgrade options: 1. DX cooling and 2. chilled water (CHW) cooling. While the CHW cooling option was found to be a bit more expensive, recent changes in federal requirements for refrigerants as renders the DX cooling option unfeasible. Fortunately, CHW systems offer some advantages over DX cooling systems like better control on variable flow systems and better part load efficiencies.

The District has been working closely with their BEST Regional Rep, continuing to incorporate her guidance and recommendations throughout this process. We have also factored in insights from CDE's facility insight dashboard to arrive at this conclusion.

The solution outlined in this application meet or exceed CCAB Public School Facility Construction Guidelines, as well as the codes currently adopted by the Fire and Life Safety Section of Colorado's Division of Fire Prevention and Control, which will be the Authority Having Jurisdiction for reviewing of plans and permitting of construction for the projects.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency for resolving the HVAC deficiencies in Sanford's school is critical, with summers continuing to get warmer and warmer. If this project is not awarded, the consequences will be severe:

1. Continued Extreme Temperatures: Students and staff will endure classroom temperatures up to 87°F, significantly impacting focus and learning ability.
2. Security Risks: The practice of propping open exterior doors to improve air circulation will persist, compromising building security.
3. Safety Hazards: The use of large portable coolers in doorways will continue to impede emergency evacuation routes.
4. Increased Project Costs: Delaying the project will lead to guaranteed inflation of the entire project cost, requiring additional capital reserves for the match in future application cycles.
5. Extended Discomfort: Students will face at least another full warm season (May to September 2025) in uncomfortable learning conditions.
6. Potential Health Risks: Prolonged exposure to high temperatures may lead to heat-related illnesses, especially considering that 2024 tied with 2017 as the warmest year on record in Alamosa, just north of Sanford.
7. Academic Performance Decline: The inability to focus in extreme heat may result in decreased academic performance and achievement.

Without BEST funding, the District lacks the financial means to address these critical cooling issues. Waiting for the next application cycle or an alternative

funding program would only exacerbate the problems and increase costs. The urgency is immediate, as every day without proper cooling negatively impacts the educational environment and safety of Sanford's students and staff.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Sanford School District is dedicated to ensuring the proposed capital construction project is effectively maintained to maximize its lifespan and functionality. This commitment is supported by a comprehensive maintenance strategy, an annual capital renewal budget, and a partnership with Performance Services, our design-build team.

#### Maintenance and Operational Strategy

Upon project completion, the district will implement a detailed maintenance and operational plan developed in collaboration with Performance Services. This plan will ensure all new systems and components are managed according to manufacturer specifications and industry best practices. Key aspects include:

- Routine Maintenance: Scheduled inspections and upkeep for HVAC systems.
- Preventative Care: Proactive measures to prevent wear and tear.
- System Calibration: Performance Services will assist with initial calibration of critical systems.

The district has allocated \$58,500 for repairs and maintenance in the annual budget general maintenance and an additional \$6,500 will be added to the budget to support these efforts.

#### Manufacture Warranties

Most equipment includes a standard one-year parts and labor warranty. Extended warranties will be pursued for labor and the compressors on the new chiller.

## Next Steps

As the project progresses, the district will collaborate with Performance Services to finalize maintenance plans, establish warranty agreements, and provide ongoing staff training. By combining careful planning, community support, expert guidance, and robust budget allocation, the Sanford School District is well-prepared to sustain this project and ensure its long-term success.

## Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

## AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A



III. Detailed Project Cost Summary

Sanford 6J (0560) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrade (0560-SG00001) - - New - Application Number (33)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

31.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

31%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,213,642.26
D. Applicant Match to this Project	\$	686,229.10
E. Requested BEST Grant Amount	\$	1,527,413.16
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	2,213,642.26

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

243


4.46 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

3 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/30/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

10/26/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Overview

The DPB was formulated through a joint effort with the expert assistance of skilled trade contractors, construction management specialists, MEP engineers, and certified design professionals working exclusively with K-12 schools. Each participant possesses vast industry expertise, a thorough understanding of our district's requirements obtained through consultations and site evaluations, and a solid grasp of Colorado's construction environment.

Professionals On Development Team

The development team includes a lead project development engineer, lead HVAC estimator, pre-construction estimator, mechanical engineers, electrical engineers, a building envelope specialist, a senior project manager, and an entire performance assurance team, all of whom have combined multiple decades of industry experience. The team members have focused their careers specifically on K-12 improvement projects in Colorado's mountain communities, serving public sector clients.

Methodology

Initial estimates were derived from the most recent R.S. Means nationally utilized database for new construction and renovation costs. The database reflects a

pool of actual project costs from hundreds of cities across the country, and costs reported from contractors, designers, and building owners. Construction data is updated every quarter to provide the most accurate, up-to-date costs available.

Our development team refined the estimates by applying their internal project databases of recently completed projects of similar scope, actual project costs and hard-bids, and contractor quotes. They also factored in regional market conditions, facility location, and their similar specialty experience.

Conceptual design details, quantities and unit costs in the comprehensive estimates are unique to current conditions and anticipated project for Sanford. They're derived from designers' own field measurements, dedicated site visits, and floor plans and are supported by in-depth scope development process, collaborative planning, and extensive feedback from key district staff. Estimates include all hard costs and soft costs for the relevant scopes of work, from project development and professional design through implementation and post-construction services.

#### Scope Validations

The HVAC scopes of work were estimated in collaboration with, or reviewed by, independent trade contractors specializing the scopes of work. Two cost validations were received by qualified mechanical contractors.

#### Escalations & Contingencies

Appropriate construction, estimating contingencies, and owners' contingencies are included due to the conceptual level of project development and volatile industry trends.

#### **\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Sanford School District has concluded the open procurement process through an RFQ/P to identify a Design-Build partner to assist in the BEST Grant process. This selected partner will provide essential support throughout the application window. Should the grant application be approved, they will then confirm the entity responsible for project oversight.

Once we secure the BEST Grant, we anticipate utilizing an BDIA Progressive Design Build Agreement which will provide the district a team of experts who are directly accountable for the design, implementation, management and ultimately the successful outcome of this project. The Design-Build team will include, at a minimum, skilled engineers and seasoned project managers to lead and supervise the initiative. This setup ensures that the team will be directly accountable for the planning, execution, oversight, and ultimately, the successful delivery of the project.

The integrated project team will report to our committee weekly, ensuring the project stays on schedule and within budget. They will work collaboratively throughout the entire project timeline, certify the execution and operational performance of the improvements, and deliver the highest quality implementation of our capital improvement project, which is highly valued by the district.

It is anticipated that this project will be implemented in the summer of 2026. Depending on equipment lead times, ability to minimize interruptions to the school, implementation may begin sooner. A high-level Project Schedule has been provided with this application as a supplementary document, but the schedule is subject to changed once lead times are solidified.

Upon request, additional details regarding the planning and management of this project can be provided to the CDE and CCAB.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Sanford School District has completed the open procurement process, via an RFQ/P, to select a Design-Build partner to be responsible for building system evaluation services, supporting the district through the BEST Grant process, as well as design, project management, and construction services related to the BEST Grant application scopes of work. Our Design-Build partner will competitively select subcontractor for individual scopes of work, will manage the subcontractors, and will oversee the overall implementation of the projects.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Sanford has explored all relevant options for funding mechanisms that could be utilized to accomplish these necessary capital improvements, including lease-purchase financing, voter-approved mill levy overrides and general obligation bonds, and grants through additional programs such as the Colorado Energy Office (CEO). Unfortunately, none of those options are currently feasible, mostly due to timing.

It is clear that without assistance from a BEST Grant to match our District's budgeted capital reserves, we will be significantly short of the funds needed to steer our district's deferred maintenance and budget issues back on solid footing.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Xcel Energy is the provider of electricity and natural gas for the entire school district. Once the project is complete, this district will incur a net cost increase of approximately \$15,225 for electricity. Natural gas will not be affected.

The addition of mechanical cooling to PK-12 School creates a new source of electrical energy usage and will result in an increase in the facility's electrical costs. The change is estimated to be about \$3,806/month net increase in electrical consumption cost during the cooling season. It is expected the additional cooling will occur at the beginning of the school year from August to October and at the end of the school year in May. It is assumed that there is approximately 460 hours of cooling with a base temperature of 60° F. This was discussed at length between the district and engineering team during the preliminary engineering audit and we have been financially planning for the increased utility costs. This is a conservative estimate.

● **Campuses Impacted by this Grant Application** ●

**Monarch Montessori - PK-5 Renovations and Security Upgrades - Monarch Montessori - 1997**

<b>District:</b>	Denver County 1
<b>School Name:</b>	Monarch Montessori
<b>Address:</b>	4895 Peoria Street
<b>City:</b>	Denver
<b>Gross Area (SF):</b>	39,649
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$17,863,734
<b>Condition Budget:</b>	\$6,863,933
<b>Total FCI:</b>	0.38
<b>Adequacy Index:</b>	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,921,747	\$1,680,353	0.87
Equipment and Furnishings	\$163,419	\$2,312	0.01
Exterior Enclosure	\$2,855,581	\$553,804	0.19
Fire Protection	\$495,602	\$0	0.00
HVAC System	\$2,269,954	\$1,415,029	0.62
Interior Construction and Conveyance	\$2,683,017	\$1,391,183	0.52
Plumbing System	\$735,789	\$254,154	0.35
Site	\$2,358,730	\$1,567,097	0.66
Special Construction	\$112,184	\$0	0.00
Structure	\$4,267,711	\$0	0.00
<b>Overall - Total</b>	<b>\$17,863,734</b>	<b>\$6,863,932</b>	<b>0.38</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Monarch Montessori Yurt	707	0.00	2024	\$192,306	\$0
Monarch Montessori Main	38,942	0.35	1997	\$15,312,698	\$5,296,835
Monarch Montessori Site	236,025	0.66	1997	\$2,358,730	\$1,567,097
<b>Overall - Total</b>	<b>275,674</b>	<b>0.38</b>		<b>\$17,863,734</b>	<b>\$6,863,932</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Monarch Montessori

**County:** Denver

**Project Title:** PK-5 Renovations and Security Upgrades

<b>Current Grant Request:</b>	\$489,401.60	<b>CDE Minimum Match %:</b>	20%
<b>Current Applicant Match:</b>	\$122,350.40	<b>Actual Match % Provided:</b>	20%
<b>Current Project Request:</b>	\$611,752.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$611,752.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$15.71	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$3.21	<b>Affected Pupils:</b>	282
<b>Hard Costs Per Sq Ft:</b>	\$12.50	<b>Cost Per Pupil:</b>	\$2,169
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	138
<b>Previous BEST Total \$:</b>	\$0.00		

## Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	51%	<b>FY24-25 CSCC Allocation:</b>	\$95,956.81
<b>&lt; 10% district bond capacity?</b>	No	<b>Enrollment as % of district:</b>	1%
<b>Funding Attempts:</b>	5	<b>Free Reduced Lunch %</b>	68.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Monarch Montessori (0880-5621-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-5 Renovations and Security Upgrades (0880-5621-C-SG00002) - - New - Application Number (51)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

**\* Facility Name & Code**

Monarch Montessori - 0880-5621-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership



**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If Monarch Montessori relocates or ceases to exist, the dissolution provisions of the corporation's governing documents ensure that:

Remaining assets will be transferred to Monarch Montessori, provided it remains a Colorado nonprofit or retains 501(c)(3) tax-exempt status.

If Monarch Montessori no longer exists or fails to qualify as exempt, assets will be distributed to one or more 501(c)(3) organizations eligible to receive tax-deductible contributions under Section 170(c)(2) of the Internal Revenue Code.

The Board of Directors will designate the recipient organizations and their respective shares of the assets.

This structure guarantees that the facility remains dedicated to educational purposes and prevents any deviation from its intended mission.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Our building was originally constructed as an office space for technology development. It was later repurposed as Northeast Academy High School, serving the local community. In 2012, our elementary school and early childhood education (ECE) program moved into the facility, marking its transition into a public elementary school and non-profit early childhood education center.

To ensure the building met the needs of the age groups we serve, significant internal investments were made. Playgrounds were constructed, fire safety equipment was installed, and additional safety measures were implemented. Over time, we continued to enhance the learning environment by adding windows to increase natural light and expanding the facility to better accommodate students' sensory needs.

Given the age of the building, ongoing maintenance is necessary to comply with evolving city energy and efficiency codes. For example, our boilers, originally

installed in 1986 with a 30-year lifespan, recently showed significant calcification and pressure deterioration, necessitating part replacements. Additionally, in response to increased enrollment and community needs, we expanded the facility in 2006 to include a gymnasium, a music classroom, and four toddler rooms.

In summary, numerous improvements have been made to ensure our facility is suitable for public education, aligning with city regulations and enhancing the overall learning experience for our students.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Monarch Montessori has made continuous efforts to maintain and improve its facility to ensure a safe, functional, and conducive learning environment for students. Given budget constraints, capital improvements have been prioritized based on urgency, safety concerns, and available funding.

Major Capital Projects in the Last Three Years

Perimeter Fencing Replacement (Funded through general funds)

Upgraded fencing to enhance student and staff security.

Addressed aging infrastructure and reinforced access control.

HVAC System Repairs (Supported by grant funding)

Repaired and upgraded components to improve indoor air quality and climate control.

Extended system lifespan and reduced energy inefficiencies.

Playground Improvements (Grant-funded)

Installed safer playground surfacing and new equipment to meet safety standards.

Improved drainage and accessibility for student safety.

Electrical Upgrades (General funds)

Addressed code compliance issues and upgraded wiring to support modern classroom technology.

Roof Repairs (Covered under a soon-to-expire warranty)

Addressed leaks and preventative maintenance to extend the roof's lifespan.

Fire and Lockdown Alarm Upgrades (Funded through general funds)

Improved emergency alert systems for enhanced student and staff safety.

Drainage and water routing: General Funds 2023

Grading around the perimeter did not allow water runoff.

We extended piping and rerouted the water to prevent ice and flooding in high traffic areas.

This work was also done to protect the foundation.

Bidirectional Amplifier - General funds / facilities split charge January 2024

This replacement cost our school \$15,385 to purchase and install.

This equipment is a mandatory fire department requirement.

However, when a BDA needs replacement, the burden falls on the school to replace them.

These capital improvements have been critical in maintaining the facility, but due to ongoing facility deficiencies, additional funding-such as through the BEST grant-is necessary to address larger-scale infrastructure needs before they become more costly failures.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Monarch Montessori has historically budgeted annually to address capital outlay by allocating funds for necessary facility improvements, repairs, and long-term maintenance within the constraints of available resources. Our approach prioritizes safety, operational efficiency, and compliance with regulatory standards.

### Annual Budgeting and Capital Contributions

General Fund Allocations - A portion of the annual operating budget is set aside for facility maintenance, repairs, and upgrades, though funding is often limited.

Grant Funding - When possible, Monarch Montessori actively seeks grants to offset capital improvement costs, such as those previously received for HVAC repairs and playground improvements.

Emergency Reserve Funds - While limited, emergency reserves have been used for critical repairs that arise unexpectedly, such as addressing roof leaks, security updates, and mechanical failures.

Planned Capital Expenditures - Investments in perimeter fencing, electrical upgrades, and facility safety enhancements have been prioritized as funding allows. The figures provided in this response specifically reflect Monarch Montessori rather than a districtwide budget. However, due to the school's limited budget, available funds are insufficient to cover large-scale capital needs, making grant funding essential for ensuring a safe and functional learning environment.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Monarch Montessori (0880-5621-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-5 Renovations and Security Upgrades (0880-5621-C-SG00002) - - New - Application Number (51)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Monarch Montessori is facing significant infrastructure challenges that affect the safety and functionality of its facility. Our building is over 40 years old and some of the original equipment is failing. Our two boilers are original and beyond their useful life. Same with our electrical panels that cannot carry our load anymore. Additionally, we have an urgent internal security need to install an adequate security system, replace a set of wooden vestibule doors, and add shatterproof film on lower level windows. Lastly, there are areas outdoors that are not in compliance and have caused serious injury in the form of two separate incidents of broken bones from falls. The outdoor safety determinants include parking lot concrete cracking, parking lot drainage, handicap ramp noncompliant and in disrepair, bollards rusting, and lack of fence emergency exits. These deficiencies pose safety risks, disrupt the learning environment, and compromise the wellbeing of students and staff.

The school's financial limitations prevent it from covering the full cost of these repairs, making external funding essential. If awarded grant funds, Monarch Montessori will address each of the deficiencies mentioned above as we have already collected bids, and created a timeline for repairs. If awarded, we would get started right away to limit any more liability and risk by first hiring an owner's representative to conduct a competitive bid process and manage each project.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities

- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

In alignment with the statutory priorities of the BEST Grant, our proposed project focuses on addressing critical safety hazards and health concerns within our existing public school facility. This includes necessary upgrades to enhance security, and modernize infrastructure to maintain continued operations.

### Deficiency Overview

Our school currently faces several infrastructure deficiencies that pose safety risks and operational challenges. The specific areas requiring urgent attention include:

Boiler Replacement - Our boiler is beyond its useful life replacement required to ensure a safe and reliable learning environment.

Electrical Upgrades - Outdated electrical systems need modernization to support current technological and safety demands and come up to code with compliance standards for energy efficiency. Outlets need tamper proof upgrades as a requirement of childcare licensing due to the age of students in the building.

Building Security - The following replacements and additions were flagged as needed to meet necessary safety regulations and ensure we can keep building occupants safe if a crisis were to happen and a conduit for communication with local authorities which is not currently existing. Lockdown alarm- currently unreliable, Vestibule doors- replace wood and windowed doors with steel bullet proof doors, Add shatter proof film to lower level windows allowing teachers and students time to get to safety and alert authorities.

Outdoor Safety - Upgrading a section of the perimeter fence that is currently made of wooden pallets and a chain to strengthen security risk of trusspassers, the addition of two pedestrian exit doors with push bars to allow for safe evacuation in an emergency and awning over a metal stairwell landing to prevent fall hazards from weather conditions.

Parking Lot Safety Improvements - Current condition is beyond its useful life. Required repairs include resurfacing and crack repair, grading for drainage, ADA ramp repairs, and striping for traffic safety.

Each of these items is crucial to creating a safer and reliable learning environment for our students and work environment for staff. As part of the evaluation process, we assessed overall condition and determined for which deficiencies a repair or replacement was warranted and which would be more fiscally responsible.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

To identify and assess the stated deficiencies, a facility assessment report was conducted by the Supervisor of Statewide Facility Assessment for the Colorado Department of Education in October 2024. This comprehensive evaluation provided an in-depth analysis of the school's infrastructure, safety concerns, and overall facility condition.

The report did not include any new findings; rather, Monarch leadership was already aware of the building issues and deficiencies, which have been mounting for years. While repairs and upgrades have been made as needed, they have been limited by budget constraints. The school has consistently addressed urgent issues as funding allows, but the scope of necessary improvements exceeds the available resources.

The assessment included a thorough inspection of critical building systems, security measures, and compliance with modern safety standards. The findings

reinforced the urgent need for improvements, particularly in areas related to security, boiler, electrical systems, parking lot, and electrical. Additionally, internal reviews and on-site inspections by school administrators and maintenance personnel further confirmed these deficiencies. The outlined improvements directly address the most pressing concerns identified in the assessment, ensuring compliance with safety regulations and enhancing the overall educational environment.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution efficiently and effectively addresses the identified deficiencies by implementing targeted facility upgrades that enhance safety, improve infrastructure, and create a secure and conducive learning environment. Each component of the project is designed to resolve specific issues identified in the facility assessment while ensuring long-term sustainability and compliance with safety standards.

### **Scope of Work**

**Deficiency #1 Boiler Replacement** - Two boilers replaced with cast iron units up 650k BTU each with a crane rental because of the location of the units on level two of the building creating added difficulty at installation. The bid provided includes permitting, design and accompanying infrastructure work.

**Deficiency #2 Electrical Upgrades** - Upgrades include two panel replacements, rewiring where necessary, and installing additional circuits to support current and future electrical loads safely. Outlet replacement will include replacing 167 receptacle outlets, and 14 GFCI receptacles throughout the school with tamper proof receptacles and cover plates.

**Deficiency #3 Building Security (interior)** - 32-zone alarm panel for lockdown system integrated with local authorities, touchscreen alarm panel, 16 door controllers, multi-format card reader, and one set of vestibule doors located between the front lobby and main school hallway. Lastly, security film to cover 128 windows to reduce shattering effect if glass is penetrated.

**Deficiency #4 Parking Lot:** Resurface concrete to repair cracks, add grading for drainage, repair ramps to meet ADA compliance, restriping for traffic safety and replace rusted bollards.

**Deficiency #5 Outdoor Safety** - Replacing seven feet of wooden 3 feet tall perimeter fence with 5 foot tall metal fencing with gate. Install two pedestrian exit doors with push bars along a mile long continuous perimeter fence. 3x3 square awning raised 6 feet above the stairwell landing.

### **Efficiency and Effectiveness**

Each aspect of the proposed project directly addresses a critical deficiency while prioritizing cost-effectiveness and long-term sustainability. By focusing on safety, energy efficiency, and modernized infrastructure, these upgrades will:

Improve student and staff safety by enhancing security features and emergency response systems.

Ensure compliance with modern building codes and safety regulations.

Reduce long-term maintenance costs by replacing outdated and deteriorating infrastructure with durable, high-quality solutions.

Increase energy efficiency, leading to operational cost savings over time.

Enhance the overall learning environment by providing a safe, comfortable, and well-maintained facility.

By securing funding through the BEST Grant, these improvements will be implemented efficiently and effectively, ensuring the longevity and safety of our school for years to come.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Significant planning and diligence have been undertaken to arrive at the proposed solution, ensuring it is the most efficient and effective use of state and local resources. The decision-making process involved thorough evaluations of architectural, functional, and infrastructure needs, as well as site analysis, technology considerations, and construction standards.

To accurately identify and assess deficiencies, a facility assessment report was conducted by the Supervisor of Statewide Facility Assessment for the Colorado Department of Education in October 2024. This comprehensive evaluation provided an in-depth analysis of the school's infrastructure, safety concerns, and overall facility condition. The findings of this assessment were further corroborated by inspection reports, the school's Facility Manager, and architectural consultants, reinforcing the need for the proposed solution.

Key factors considered in determining the optimal solution included:

**Architectural & Functional Analysis:** Ensuring the design supports the school's educational mission while enhancing accessibility, usability, and long-term sustainability.

**Infrastructure & Site Considerations:** Evaluating structural integrity, utilities, and environmental factors to determine the most effective renovations while minimizing future maintenance costs.

**Technology Integration:** Incorporating modern technology standards to support current and future educational needs.

**Construction Standards & Efficiency:** Aligning the project with industry best practices and regulatory requirements to ensure safety, durability, and cost-effectiveness.

**Resource Optimization:** Prioritizing solutions that maximize the impact of state and local funding while delivering long-term value to the school community. This methodical approach ensures that the proposed solution directly addresses the identified deficiencies while providing the most responsible and strategic use of available resources.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The proposed facility upgrades directly address critical safety deficiencies, ensuring a secure, accessible, and efficient learning environment. Each project mitigates hazards, enhances emergency preparedness, and ensures compliance with safety regulations. Without the necessary funding and timely completion of these upgrades, the school risks significant system failures, increased safety hazards, and non-compliance with essential regulations.

### Urgent Safety & Infrastructure Upgrades

**Boiler Replacement** - This must be completed before the start of the 2025-26 school year (ideally in August 2025 when the building is unoccupied or over a weekend in fall 2025). Failure to replace the boiler within the next few months poses a high risk of complete failure, which could result in extended school



closures due to loss of heating. Last month, a boiler component broke, causing \$2,000 in water damage, highlighting the urgent need for replacement.

Electrical System Upgrades - These upgrades will be completed in three phases: fall 2025, winter break 2025, and spring break 2026, ensuring work is done when the building is unoccupied. Delaying these repairs poses a serious risk to maintaining electrical loads, increasing the likelihood of power failures, system malfunctions, and potential fire hazards.

Building Security and Outdoor Safety - These upgrades are immediately necessary and can be completed while the building is occupied. Work will begin as soon as grant funds are awarded in summer or fall 2025. Every day without these upgrades presents an ongoing safety risk, leaving students and staff vulnerable.

Parking Lot Safety Improvements - This project must be completed in summer or fall 2025, before winter weather increases hazards. The work will be scheduled in sections or over weekends to minimize disruption to school traffic. Delaying this project risks further injuries, as two individuals have already suffered broken bones due to icy conditions in the parking lot.

#### Consequences of Not Receiving the Grant

If this project is not awarded funding, the school will face severe operational and safety challenges:

Increased Risk of System Failures - A boiler failure could force emergency closures, impacting student learning and incurring costly emergency repairs.

Electrical system failures could cause outages, creating hazardous conditions and disrupting school operations.

Heightened Safety Risks - Without security and outdoor safety improvements, students and staff remain vulnerable to potential threats. The parking lot remains a liability, with a continued risk of injury due to unsafe conditions.

Higher Long-Term Costs - Delaying these upgrades will lead to increased repair costs and emergency fixes that could far exceed the planned budget.

Regulatory & Compliance Issues - The school risks falling out of compliance with essential safety regulations, potentially leading to penalties and legal liabilities.

The urgency of these projects cannot be overstated. Without timely funding, the risk of failure and potential harm to students, staff, and school operations will continue to grow.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

#### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant

request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Monarch Montessori has developed a comprehensive maintenance and capital renewal plan to ensure the long-term sustainability of facility upgrades. This plan includes a capital renewal budget, preventive maintenance, long-term replacement planning, and warranty management for major systems and infrastructure.

#### Capital Renewal Budget

Monarch Montessori will allocate annual capital reserve funds to maintain and replace key systems. A capital improvement fund will be established through operational budgeting, grants, and fundraising. A lifecycle cost analysis will help project future replacement expenses, ensuring financial sustainability.

#### Preventive Maintenance Plan

A structured maintenance schedule will maximize system efficiency and lifespan:

Boiler System: Annual inspections, filter replacements, and efficiency testing, with a 20-25 year replacement plan.

Electrical System: Quarterly inspections and phased component replacements, with a 30-40 year lifecycle.

Security & Outdoor Safety: Routine testing and upgrades, with major updates every 10-15 years.

Parking Lot: Seasonal maintenance, crack sealing, and resurfacing every 10-15 years.

#### Long-Term Replacement Planning

Monarch Montessori will review and update a five-year capital improvement plan to anticipate system replacements:

Boiler: Replacement in 20-25 years, with savings allocated annually.

Electrical System: Component upgrades in 30-40 years.

Security Systems: Technology upgrades every 10-15 years.

Parking Lot: Resurfacing every 10-15 years, with annual upkeep.

#### Warranty & Manufacturer Support

Monarch Montessori will leverage warranties to reduce repair costs:

Boiler: 10-15 year manufacturer warranty.

Electrical System: 5-10 year component warranties.

Security Equipment: 3-5 year warranties with extended service contracts.

Parking Lot: 3-5 year contractor warranty on resurfacing.

All warranties will be actively managed to ensure timely repairs and replacements.

#### Facility Oversight & Execution

The Facility Manager, in coordination with the Executive Director, will oversee maintenance, track inspections, manage warranties, and adjust the capital renewal budget as needed.

By implementing strategic financial planning, preventive maintenance, and warranty management, Monarch Montessori will maximize the lifespan of its facility improvements, ensure safety, and sustain a high-quality learning environment for years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Monarch Montessori (0880-5621-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-5 Renovations and Security Upgrades (0880-5621-C-SG00002) - - New - Application Number (51)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

20.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

20

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	611,752.00
D. Applicant Match to this Project	\$	122,350.40
E. Requested BEST Grant Amount	\$	489,401.60
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	611,752.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2025	Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

138


6 % \* **O. Escalation % identified in your project budget**

6 % \* **P. Construction Contingency % identified in your project budget**

6 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

12/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/10/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate for this project was developed through a collaborative process that involved the expertise of Monarch Montessori's Facility Manager, who has in-depth knowledge of the school's infrastructure and its current condition. The Facility Manager assisted in identifying the most critical areas of need and provided valuable input on the scope of work, estimated labor costs, and material expenses. Additionally, the school consulted with external contractors and vendors to obtain preliminary quotes for major systems, including the Boiler replacement, electrical and security upgrades inside and outside.

To ensure accuracy, estimates were cross-checked with industry standards for each area of work, based on recent projects and cost benchmarks for similar-sized educational facilities. This allowed us to develop a comprehensive and realistic budget that addresses the immediate needs of the school while ensuring quality and long-term sustainability.

**Unique or Atypical Considerations**

Several unique factors influenced the budget for this project:

Limited Financial Resources: Monarch Montessori has a small operational budget, which means we have to prioritize repairs and upgrades in phases and seek external funding to fully cover the costs. This has influenced the scope and approach of the project, focusing on critical safety and infrastructure improvements first.

Disruptions to School Activities: Since the school remains operational during the renovation process, there are scheduling and logistical considerations that impact project timing and costs, such as working around student activities and minimizing disruptions during school hours.

Aging Systems: Many of the school's systems are reaching the end of their useful life, so replacement is not just about upgrading-it's about preventing system failures that could jeopardize school operations, which increased the urgency and scope of the work.

By collaborating with our Facility Manager and external specialists, Monarch Montessori has developed an accurate and well-considered budget to address these urgent infrastructure needs.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

An Owner's Representative will work alongside the Facility Manager to oversee the project, ensuring it aligns with Monarch Montessori's strategic goals and infrastructure needs. With extensive experience managing facility maintenance and improvements at Monarch Montessori, the Owner's Representative brings a deep understanding of the school's infrastructure and the specific requirements of this renovation.

The Facility Manager will be responsible for the overall coordination, scheduling, and implementation of the project, ensuring that all work is completed within scope, on time, and within budget.

Responsibilities:

Project Coordination:

Collaborating with the Owner's Representative to oversee all contractors, vendors, and workers involved in the project.

Scheduling work to minimize disruptions to school activities.

Ensuring all contractors adhere to project timelines.

Budget Monitoring:

Tracking costs for labor, materials, and unforeseen expenses to keep the project within budget.

Managing capital renewal funds and ensuring appropriate allocations in coordination with the Owner's Representative.

Quality Control:

Inspecting work completed by contractors to ensure it meets Monarch Montessori's standards and complies with all applicable building codes and safety regulations.

Communication:

Serving as a key point of contact between Monarch Montessori's leadership team, the Owner's Representative, and contractors.

Keeping staff and stakeholders informed about project progress.

Compliance & Permits:

Ensuring all necessary permits are obtained.

Verifying that the project complies with local, state, and federal building regulations, as well as BEST grant requirements.

Safety Management:

Overseeing safety protocols for workers and students during construction.

Minimizing disruptions and ensuring a safe environment for students and staff.

Qualifications:

Experience:

The Facility Manager has extensive experience in facilities maintenance and construction project management, particularly in educational settings.

Previous experience overseeing renovation and upgrade projects for the BEST grant

Knowledge of Building Systems:

Strong understanding of HVAC, electrical systems, security systems, and structural integrity to ensure the project is executed effectively and safely.

Project Management Skills:

Expertise in scheduling, budget management, and contractor coordination.

Proven track record of delivering projects on time and within budget.

Safety and Compliance:

Familiarity with OSHA regulations and building codes to ensure compliance with all safety standards.

Additional Information:

The Facility Manager will work closely with the Owner's Representative, Monarch Montessori's leadership team, including the Executive Director and Financial Officer, to ensure the project stays aligned with the school's goals and financial constraints. Additionally, they will submit regular project updates to the school's leadership and BEST grant administrators.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Monarch Montessori will adhere to the open competitive selection process outlined by the Colorado Department of Education (CDE) for procuring consultants, vendors, and contractors if awarded the grant. The process ensures transparency, compliance, and that the best-qualified and most cost-effective bidders are selected.

Procurement Process Overview

Request for Proposal (RFP) Issuance

RFP Development: Monarch Montessori will issue a comprehensive RFP for each major project component (e.g., HVAC replacement, roof repairs, security upgrades). The RFP will include detailed specifications, qualifications, expectations, and cost estimates.

Public Advertisement: The RFP will be advertised on the Monarch Montessori website, local newspapers, and bid platforms like BidNet and ColoradoBids to ensure open competition. We will also contact known qualified contractors to encourage participation.

Bid Submission & Review

Bid Submission: Vendors will submit proposals with qualifications, timelines, and cost estimates.

Evaluation Criteria: Bids will be evaluated based on:

Cost: Ensuring the bid is within budget.

Experience: Prior work with similar projects, especially in education settings.

References: Positive references from previous clients.

Safety Record: Emphasis on strong safety practices.

Timeline: Ability to complete the work without disrupting school activities.

Vendor/Contractor Selection



After reviewing all bids, the evaluation team, led by the Facility Manager and Executive Director, will select the best-qualified contractors based on cost-effectiveness, qualifications, and ability to meet timelines.

Award Notification: Chosen vendors/contractors will be notified, and contracts will be finalized.

#### Contract Signing & Compliance

Contracts will include clear timelines, payment schedules, and performance expectations. Monarch Montessori will ensure compliance with state and local guidelines, including labor standards and contractor licensing requirements.

#### Post-Award Monitoring

The Owner's Representative will monitor contractor performance to ensure compliance with contracts. Regular progress meetings will address updates, issues, and quality standards.

#### Deviations from Standard Procurement Process

If Monarch Montessori encounters a need to adjust the standard procurement process (e.g., for specialized contractors or consultants), we will seek approval from CDE for an alternative process. In such cases, we will provide clear documentation for the deviation and ensure transparency and fairness.

For smaller contracts or purchases under the dollar thresholds, Monarch Montessori may use a simplified procurement process while ensuring competitive quotes from multiple vendors.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Monarch Montessori has actively engaged with a variety of state and local resources and established community partnerships to address the school's facility needs. These efforts have helped to secure funds or reduce costs, making it more feasible for the school to contribute financial assistance to the proposed project.

#### Recent Engagements and Resources:

##### HVAC Repair Grants

Monarch Montessori has successfully applied for and received state or local grants specifically for HVAC system repairs, ensuring the continued reliability of the school's heating and cooling systems. These grants have allowed the school to address a critical infrastructure need without placing the entire burden on the school's limited budget.

##### Playground Improvement Grants

The school has also secured grants for playground improvements, enhancing the outdoor learning environment and student safety. These grants have not only improved the school's facilities but have also freed up budget resources to focus on other essential projects.

#### Used General Funds for Perimeter Fencing Replacement

Monarch Montessori utilized available general funds to replace the perimeter fencing, a critical safety measure for students and staff. This proactive approach to security improvements helped the school address a longstanding need without external funding.

#### Roof Warranty

The school currently benefits from a roof warranty that has helped with certain repair costs. However, this warranty will be expiring soon, making it essential for Monarch Montessori to secure additional funding through the BEST grant to address roof repairs and avoid future costly repairs without warranty coverage.

#### Leveraging Resources for Financial Assistance:

These initiatives-grants for HVAC repairs, playground upgrades, the use of general funds for fencing, and the existing roof warranty-have all contributed to reducing the financial burden on Monarch Montessori, enabling the school to more effectively leverage the BEST grant for the remaining needed upgrades. These resources, alongside the proposed improvements, demonstrate a commitment to cost-effective, long-term solutions that support the school's ability to maintain a safe and conducive learning environment for students.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A

● **Campuses Impacted by this Grant Application** ●

**Dolores County RE No.2 - Dove Creek HS VOAG, HVAC and Vestibule Replacement - Dove Creek HS - 2002**

<b>District:</b>	Dolores County RE No.2
<b>School Name:</b>	Dove Creek HS
<b>Address:</b>	525 North Main Street
<b>City:</b>	Dove Creek
<b>Gross Area (SF):</b>	57,400
<b>Number of Buildings:</b>	5
<b>Replacement Value:</b>	\$20,343,885
<b>Condition Budget:</b>	\$11,383,408
<b>Total FCI:</b>	0.56
<b>Adequacy Index:</b>	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,383,666	\$1,839,075	0.77
Equipment and Furnishings	\$1,602,187	\$1,311,671	0.82
Exterior Enclosure	\$3,248,100	\$1,428,516	0.44
Fire Protection	\$3,057	\$704,204	230.33
HVAC System	\$1,345,806	\$1,526,193	1.13
Interior Construction and Conveyance	\$3,387,616	\$2,382,616	0.70
Plumbing System	\$1,111,368	\$322,280	0.29
Site	\$3,947,783	\$2,449,510	0.62
Structure	\$3,314,302	\$123,542	0.04
<b>Overall - Total</b>	<b>\$20,343,885</b>	<b>\$12,087,607</b>	<b>0.59</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Dove Creek HS Rock Bldg	6,600	0.52	1947	\$1,929,539	\$1,085,981
Dove Creek HS Site	1,154,340	0.62	1945	\$3,947,783	\$2,449,510
Dove Creek HS Memorial Hall/Admin	7,900	0.37	1945	\$2,669,136	\$1,082,890
Dove Creek HS Weight Room	2,400	0.38	1987	\$526,410	\$228,948
Dove Creek HS Vo-Ag	4,500	0.61	1959	\$1,027,998	\$682,953
Dove Creek HS Main	36,000	0.60	2002	\$10,243,018	\$6,557,325
<b>Overall - Total</b>	<b>1,211,740</b>	<b>0.56</b>		<b>\$20,343,885</b>	<b>\$12,087,607</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Dolores County RE No.2

**County:** Dolores

**Project Title:** Dove Creek HS VOAG, HVAC and Vestibule Replacement

<b>Current Grant Request:</b>	\$3,434,631.10	<b>CDE Minimum Match %:</b>	39%
<b>Current Applicant Match:</b>	\$2,195,911.68	<b>Actual Match % Provided:</b>	39%
<b>Current Project Request:</b>	\$5,630,542.78	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$5,630,542.78	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$139.03	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$22.88	<b>Affected Pupils:</b>	138
<b>Hard Costs Per Sq Ft:</b>	\$116.15	<b>Cost Per Pupil:</b>	\$40,801
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	293
<b>Previous BEST Total \$:</b>	\$12,648,692.65		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	262	<b>Bonded Debt Approved:</b>	\$10,000,000
<b>Assessed Valuation:</b>	\$95,020,039	<b>Year(s) Bond Approved:</b>	22
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	\$16,000,000
<b>PPAV:</b>	\$362,672	<b>Year(s) Bond Failed:</b>	21
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$10,345,000
<b>Median Household Income:</b>	\$70,278	<b>Total Bond Capacity:</b>	\$19,004,008
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	58.8%	<b>Bond Capacity Remaining:</b>	\$8,659,008
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,121.74		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

**Dolores County RE No.2 (0890) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Dove Creek HS VOAG, HVAC and Vestibule Replacement (0890-SG00001) - - New - Application Number (13)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Dove Creek High School - 0890-2216 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

This application focuses on the Vo-Ag building and specific areas of the Dove Creek Middle/High School. The Dove Creek High School Vo-Ag building, constructed in 1959, features a pre-engineered structural steel frame with metal panels and a standing seam metal roof.

Dove Creek Middle/High School, serving grades 6-12, was constructed in 2002 as a single-story facility. It was built to replace the 1949 Dolores County High School that later served as district admin offices until its demolition as a part of the 2022 BEST grant project. The HVAC system utilizes packaged rooftop units fed by a natural gas heating source. The building was designed and constructed in accordance with the applicable codes at the time.

The school district also maintains several other facilities that are not included in this application. Dove Creek Elementary School, completed in 2024 with support from BEST funding, is the newest addition. The Rock Building, a historic structure, dates to 1938, while Memorial Hall was constructed in 1949, and upgrades with BEST funding in 2024. The Weight Room was added in 1987, and the Athletic Fields upgrades were completed in 2002

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since its construction in 2002, the middle/high school facility has seen little in the way of major capital improvements, with the district focusing primarily on general maintenance to keep the building operational. However, over the past three years, efforts have been made to address critical needs and safety concerns. These improvements include:

- the replacement of outdated science lab equipment in 2024, \$9,193.00
- patching the HVAC system to maintain functionality, \$16,843.41
- roofing repairs, \$2,282.82
- replacement of secondary water heaters, \$25,000
- repairing gym bleachers to ensure safety, \$20,227.37
- installation of backflow valves on all buildings, \$6,341.71
- Window replacement and fix, \$2435.63
- gym floor refinishing/painting, \$29,800
- additional access control and security monitoring, \$15,522
- awning replacement, \$8,320
- electrical improvements for safety concerns at sports complex, \$12,567.23
- redoing plaster on exterior to stop moisture intrusion, \$14,620
- retaining wall and sidewalk improvements, \$16,717.80
- Rekeying all locks and entry improvements, \$8,804

The district's total expenditures for Capital improvements over the last three years totals \$1,037,017 including \$325,645 for transportation fleet update leaving \$711,371 for all facilities and grounds improvements. Included in these improvements are updates to the district's historical gymnasium using bond proceeds and other grounds improvements for student safety..

Since the Vo-Ag shop construction in 1959 repairs have been made to attempt to divert water away from the building and improve classroom space, but in the last 3 years there have been no major capital improvements aside from emergency cleanup from water infiltration.

Larger projects, such as replacing the HVAC units, upgrading entry security, and addressing issues in the Vo-Ag shop, have remained financially out of reach for the district.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district will continue to allocate at least \$65,000 annually to the Capital Reserve for building improvements, which currently amounts to \$248.09 per student. Starting with the 2025-26 District budget, \$65,000 will be consistently budgeted into the Capital Reserve fund each year. Based on the base funding figures from CDE, this amount represents 1.5% of the base, as required. Given that the project is an educational facility, significant building updates and

repairs will be limited during the first 10-15 years, as warranties are still in effect. As a result, approximately \$300,000 is expected to accumulate in the reserve, designated for facility maintenance to extend the building's lifespan.

For FY 22, 23, & 24 the Dolores County School District has transferred \$937,212.65 to Capital Reserves. In FY23, the district transferred \$243,926 to the Capital Reserve Fund as an intentional reduction in carry-over resulting from an insurance claim on the vacant Egnar Middle School building which has since been sold. The stance of the district is that the insurance money should be reserved and used as needed for capital maintenance and improvements. Excluding one-time transfer of insurance money, the district has transferred an average of \$231,095 to the Capital Reserve fund from the General Fund each year. By reducing the district carry-over funds and increasing Capital Reserves we will have the funds needed for emergency improvements. The district will continue to budget a minimum of \$65,000 to Capital Reserves for building improvements which is \$248.09 per pupil currently.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

**Dolores County RE No.2 (0890) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Dove Creek HS VOAG, HVAC and Vestibule Replacement (0890-SG00001) - - New - Application Number (13)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The existing Vo-Ag program offers classes to our middle school students in 6th, 7th, and 8th grade, and our high school students have the opportunity to take AG 1, AG 2, AG 3, and AG 4. Middle school classes learn shop safety and basic wood working techniques along with some basic animal Science. The high school program focuses on all aspects of agriculture with rotating focus areas each year so all students get to experience each area. High school students learn to weld, work on small engines, learn construction skills by building large projects they auction off every year to support the program. The high school AG program is deeply rooted in the community and the local FFA chapter. The students gain additional skills in bookkeeping, speaking, managing projects, and business planning. Students who complete all four years of the AG program experience the FFA National Convention in Indianapolis, National Western Stock Show in Denver, leadership conferences around the state, and competitions at the district and state levels.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

**\* B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This application represents a critical next step for our community and the long-term sustainability of our educational programs. We have successfully completed our most recent BEST-funded project, demonstrating our ability to effectively manage funds in a remote location. As a rural community with a strong agricultural and ranching tradition, we face unique challenges, with many of our students and staff traveling long distances to access the PK-12 campus.

The existing Vo-Ag building, a cornerstone of our program, no longer meets the needs of our students or staff. Despite the programs' reputation, the facility has become outdated, inadequate and at times dangerous. Over time, many of the existing systems have been repeatedly patched, modified, or temporarily repaired, while others have been completely abandoned due to safety concerns. These outdated systems can no longer provide the reliable support needed to sustain and ensure the long-term success of the program.

Additionally, the high school's main entrance lacks a secure entry sequence, which compromises both safety and accessibility. In its current state, the facility does not provide the security and reassurance that our small, dedicated staff, students, and community deserve.

The mechanical systems in the existing Dove Creek High School have exceeded their useful life, particularly the rooftop HVAC units, which can no longer provide reliable performance year-round. Continuing to invest in maintaining equipment that is neither efficient nor reliable is no longer a viable solution.

Our request is based on a well-considered and strategic plan to address these critical issues. We propose constructing a new Vo-Ag shop building to resolve the structural, safety, educational, and site challenges that are currently compromising the program's effectiveness.

For the HS building, we are requesting the complete replacement of the existing rooftop mechanical units. Addressing these issues will ensure that the equipment is dependable and sufficient to meet the building's needs well into the future. At the main entrance, we are requesting re-working of the floorplan that allows guests to enter the reception area without being given direct access to the student areas.

In summary, this application reflects our community's commitment to maintaining a safe, secure, and sustainable educational environment. By addressing

these critical infrastructure needs, we will ensure the longevity and success of our High School and Vo-Ag program and provide our students and staff with the facilities they need to thrive.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Dove Creek High School's main building is seeking improvements to enhance both safety and health within the facility. To address safety concerns, the administration area will undergo a remodel, ensuring a more secure and functional entry sequence that will require visitors to enter the reception space prior to gaining access to the student spaces. Currently, the only option for the receptionist is to speak with the visitor through a pass-through window and determine if they will be granted access directly to the common space. This gap in security poses a significant threat to the safety and well-being of students and staff. Last year a parent was able to bypass the admin and head straight to classrooms and have inappropriate language with a teacher.

Additionally, Roof screening on the east side of the building has deteriorated, leaving an area of potential intrusion. To fully secure the building, this must be addressed.

Aging roof top units are past their useful life, and fail frequently, leaving students and staff without heat and cooling, posing a risk to health. Staff and students wear coats and blankets just to stay warm. Just recently two teachers had their electric jackets turned on and bundled up, while adjacent classrooms

are freezing cold. We've provided a letter of support from our mechanical maintenance contractor, who, despite the opportunity for consistent service work, recommends full replacement of all aging units.

Dove Creek High School's Vo-Ag shop, established in 1967, has long been a cornerstone of the community, with strong alumni support from local businesses and community leaders. However, the program now faces significant challenges due to critical deficiencies in safety, educational resources, and health standards. These issues threaten both the safety and educational experience for students and staff, requiring immediate attention.

The safety risks within the Vo-Ag shop are pressing and demand urgent attention. The building lacks outside windows, limiting visibility and creating blind spots that pose significant risks, especially when students are entering or leaving. The inability to maintain a clear line of sight within the shop and classroom spaces further compromises safety and supervision. Moreover, the absence of secure access points heightens the risk of unauthorized entry, exacerbating security vulnerabilities.

The acetylene storage area is improperly separated from the main shop, posing a severe fire hazard. Compounding this, the exterior door to the storage room does not lock properly, allowing unauthorized access to dangerous materials. Paint and lubricant storage rooms are not vented, failing to meet essential safety inspection standards.

Electrical systems add to the hazards, as they lack a centralized shut-off switch, feature exposed wiring, and cannot adequately power the shop's equipment. These deficiencies force reliance on extension cords and constant equipment plugging and unplugging, further increasing the risk of accidents and fire.

The building suffers from significant building envelope issues, including water infiltration. Leaks in the roof disrupt shop activities, damage equipment, and necessitate frequent relocation of materials and equipment to prevent further harm. The deteriorating exterior walls permit water and pest intrusion, contributing to ongoing maintenance challenges. The site is completely underdeveloped and lacks any type of functional security measures. Water drains towards the building, floor spaces and creating constant maintenance and the potential for mold growth.

Poor ventilation exacerbates health risks, with a malfunctioning welding exhaust system and exposed filters in the outside air intake unit degrading indoor air quality. Temperature control is another major issue. The heating system is underpowered, leaving the shop below 60°F during cold weather, while the lack of air conditioning results in summer temperatures in the mezzanine reaching as high as 113°F, causing electrical and IT equipment failures. The steep, open-rung stairway to the mezzanine storage area further poses a fall hazard, adding another layer of risk for staff and students.

The deficiencies in the building significantly hinder the program's educational mission. Inadequate dust collection systems for metals and wood prevent the simultaneous use of these materials, restricting hands-on learning opportunities and limiting the curriculum. The classroom lacks essential features for modern education, including natural daylight, sufficient power, and adequate technology infrastructure. Its layout complicates supervision of the shop and classroom, preventing concurrent use of the spaces and reducing overall instructional efficiency. The school adjusts its programs based on safety issues. They only offer welding after January, when concern of water infiltration is lower.

The building's systems are well beyond their intended lifespan. The fire alarm system is unreliable, and the shop is not connected to the high school's Schoolsafe network, leaving the facility without lockdown notifications or coordinated emergency responses. Plumbing is equally inadequate, with a single restroom shared by all genders, leading to queues and lost instructional time.

These health, safety, and educational deficiencies pose a critical threat to the program's viability. The building is on the verge of becoming entirely unusable as an education space, potentially resulting in the complete loss of the Vo-Ag program. Immediate action is required to ensure the safety of students and staff, restore the program's capacity to meet modern educational standards, and secure its future as a cornerstone of the community. A new Vo-Ag shop is not just an investment in the school, it is an investment in the success and safety of the students and the broader community.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

We have previously engaged with two separate master planning companies to provide building evaluation and master planning services. In 2018, the initial company evaluates all the district buildings compares to the state assessment, and in 2021 The Neenan Company (TNC) validated, added, and helped prioritize critical facility concerns from the previous master plan to help the district with a new direction.

#### Master Plan Amendment

In 2021 we updated the facility assessments, and subsequently the strategic plan, working with TNC to amend our Master Plan to best address the district's needs. Based on critical facility concerns at the elementary school, the amendment focused on evaluation of student population & curriculum requirements specifically for the elementary and other critical areas. Evaluation included an updated facility assessment, including an on-site, room by room walk by architectural and construction professionals. Drone footage of the entire school property provided accurate info on features and existing grading. Staff interviews confirmed major safety, security, health, and educational deficiency issues and also provided detailed information on the programmatic needs of the district.

#### Engineering and Contractor Assessments

The original master plan included Structural, Mechanical, Electrical, and Plumbing evaluations of the facilities, documented in the master plan. In the fall of 2024, Goff engineering provided a civil engineering assessment and grading plan for the Vo-Ag shop site.

#### Roofing Assessment

A roofing assessment has been performed by a trusted, local contractor in 2024. Report provided.

#### Environmental Testing & Reporting

An AHERA Report was conducted in 2022, revealing the presence of asbestos in Class 6 and Class 7 materials. These materials were present in the drywall wallboard, finishing compound, floor tiles, and cove base.

The district has allocated over \$100,000 toward professional services since the initiation of the master planning process, covering investigations and assessments. These services have been instrumental in identifying the district's most pressing needs, ultimately guiding the decision to prioritize the replacement of the elementary school, followed by the Vo-Ag building and addressing various concerns at the middle and high schools.

We have divested - investing in buildings that continue to serve our needs, thereby maintaining less square footage.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

With gratitude to CCAB and the award of the BEST funding in 2022, we were able to replace our failing elementary school. Thank you. We are good stewards of the funds you have awarded us in the past.

This solution is the next prioritized and right step in our long-term plan. We are determined to maintain this campus as a PK-12 for our district. It is time to invest resources into the next phase of the master plan.

Through a thorough master planning process, and in collaboration with school staff, community members, and building professionals, we have determined that the best course of action is to update security at secondary school, replace the buildings aging HVAC units and build a replacement for the Vo-Ag building.

The work to be addressed in the secondary school includes a renovation of the high school entry and admin area, HVAC roof top equipment, and security screen replacement on the secondary school building.

Within the high school admin area, to address the lack of a proper secure entry, six-hundred square feet of area is impacted. Currently, the only option for the receptionist is to speak with the visitor through a pass-through window and determine if they will be granted access directly to the common space. The new reception space will be remodeled to allow visitors to enter admin without providing access opportunities to the student spaces. Electronic hardware will also be added to provide access beyond reception.

The rooftop currently houses 18 HVAC units, all of which will be replaced on a one-to-one basis as part of this scope. Additionally, a 40-foot section of the existing parapet screening on the east side will be replaced. The current screening is insufficient, leaving the roof vulnerable to potential unwanted access from the street. The new screening will address this security concern effectively and is not a large budget number but an important security component.

The new Vo-Ag building is designed to support an already strong academic program, not for expanding it. However, the more suitable space will allow for increased enrollment in the program. The facility is tailored to the program's focus on wood and metalwork, with proper separation and secure storage for these materials. Site work will address the current drainage issues affecting the existing building while also providing sufficient parking, improved site circulation, designated delivery areas, outdoor storage, and space for a future greenhouse. While construction will temporarily impact the delivery of the classes, alternative locations for the programs have been arranged to ensure continuity.

#### Scope Narrative

The scope of work for the main high school building includes replacing 18 HVAC rooftop units, along with patching and repairing the existing roof as needed. Security updates will involve remodeling the administration reception area to create a controlled entry point for visitors, ensuring they can access the space without entering student areas. This remodel includes converting the IT room into office space, adding a new window to the existing CMU block, and updating reception casework, flooring, ceilings, and walls. Additional work includes infill of an unused door with CMU and modifying two storefront sections to improve controlled access. Reception desk soffits and decorative lighting will be provided in the space, while the opening up of the break/workspace will require the replacement of existing casework and furniture to improve the flow of the space.

The project involves replacing the existing stand-alone Vo-Ag shop with a new 6,140 sq. ft. single-story facility along with improvements to the surrounding site. Additionally, the existing main High School building will undergo upgrades to the mechanical system and enhanced security measures at the main entry and administration areas.

The shop is designed as a pre-engineered metal building with a sloped gable roof. The building's envelope features two distinct colors and styles of metal panels, with windows in the classroom areas and steel man doors at all access points. Each side of the shop is equipped with a 14'x14' garage door, and several skylights in the metal roof to enhance natural light within the space. The Vo-Ag shop includes two separate workshop areas, a classroom, and several dedicated storage spaces for tools, welding gas bottles, chemicals, and other materials, as well as two accessible ADA, single restrooms. The mezzanine level houses electrical, mechanical, IT, and additional storage areas. The main level features a slab-on-grade floor, with a slab-on-deck structure at the mezzanine level.

The shop spaces are equipped with dedicated wood and welding exhaust systems, power for all equipment, polished concrete floors, and heavy-duty wall protection along all exterior walls and partitions. The classroom is designed with a polished concrete floor, acoustic ceiling tiles, and wall panels to meet the required acoustic standards. The restrooms include polished concrete floors, ceramic wall tile and epoxy paint.

The site scope includes a concrete driveway providing access to both shop garage doors and the outdoor storage area. To the west, the high school parking lot will be extended, while the south side will be improved with a gravel drive that allows for water infiltration. The northern area will feature outdoor storage, a secure, fenced in pathway to the HS and space for a future greenhouse. Landscaping will incorporate low-water, regionally appropriate plants to promote sustainability and water conservation.

The new building and its surrounding site will be designed to meet CHPS "Verified" certification standards. The project will include a high-performance building envelope, an energy-efficient mechanical system, and other sustainable design elements to meet the rigorous criteria for this High-Performance Certification.

The items as outlined in the scope of work below are subject to change during the design process.

General Scope:

- Owner Scope:

- Environmental Abatement and Remediation
- Demolition - Vo-Ag shop and associated site elements
- Testing and Inspections
- Geotechnical report and topographic survey
- Asbestos and other hazardous materials survey
- Abatement Management Services
- Payment of City and Utility Fees
- Owner's Representation Fees
- CHPS and High-Performance Certification Fees

- Telecommunication and Data Systems - Equipment and cabling
- Security Systems - Equipment and cabling
- Furniture, Fixtures, and Equipment (FF&E)

Design services include the following:

- Architectural Design
- Structural Engineering
- Site and Civil Engineering
- Landscape Architecture
- Interior Design
- MEPF Design (Mechanical, Electrical, Plumbing, and Fire Protection)
- Acoustic Engineering
- CHPS Compliance Consulting
- Energy Modeling and Analysis
- Pre-construction Services

Main High School Construction Scope

- Replacement of HVAC units and thermostats
- Roof repair associated with these replacements
- Vestibule door- Storefront
- Interior Doors - Storefront and wood
- Exterior window - Storefront
- Interior Walls - Light-gauge framing with drywall and sound insulation, CMU wall in-fill.
- Floor Finishes- Carpet Tile
- Wall Finishes - Paint, accent tile and wall coverings
- Ceiling Finishes - Suspended acoustical tile and drywall
- Casework - Base and upper cabinets, countertops
- Plumbing - Replacement of sink and faucet fixture
- Electrical -2x2 and decorative lighting

Vo-Ag Construction Scope

- Foundation System - Shallow foundations, including pad footings, strip footings, and stem walls.
- Concrete Slabs - Slab-on-grade and slab-on-deck construction
- Site Utilities - Domestic water, fire, natural gas, and sanitary sewer systems
- Structural Steel - Pre-engineered system including columns, beams, joists, and steel decking.
- Window Systems - Storefront windows
- Skylights - 4x6 skylights in shop spaces
- Exterior Doors - Hollow metal doors



- Interior Doors - HM, Wood and aluminum storefront doors
  - Interior Windows - Hollow metal framing with tempered glass
  - Interior Walls - Light-gauge framing with drywall and sound insulation
  - Floor Finishes- Tile and polished concrete
  - Wall Finishes - Paint, tile, wall coverings, and acoustical panels
  - Ceiling Finishes - Suspended acoustical tile, drywall, and painted exposed structure in utility areas
  - Casework - Classroom base and upper cabinets, countertops, wardrobes, cubbies
  - Fire Protection - Fire suppression system integrated into duct system via domestic water line.
- HVAC - High-efficiency furnace and radiant heating in shop space
- Plumbing - Domestic water with booster pump and sanitary sewer systems
  - Electrical - Power distribution and lighting systems, data, security, fire alarm, AV.

#### Site Improvements:

- ADA Accessible Concrete Paving - Sidewalks
- Concrete/Asphalt Paving - Access drive, parking lot, and delivery areas
- Fencing - Decorative metal fencing
- Landscaping and Irrigation
- Electrical stub for future greenhouse

(A civil engineering assessment by Goff engineering included a review of the proposed design and grading plan for the Vo-Ag shop site to verify appropriate site drainage, stormwater management, utilities, and access requirements.)

#### Offsite Improvements

- Water and Sewer Taps - Offsite connections
- Patch and repair of surrounding streets and sidewalks

#### Exclusions

- Full roof replacement.
- BAS
- Site improvements beyond the scope boundary provided on the conceptual site plan.
- Updating of main High School building systems beyond the scope boundary of the reception area.
- Repairs or roof replacements beyond the roof areas directly adjacent to mechanical unit replacement and roof screen repairs.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Given the limited funding from both the state and the school district, as well as the project's remote location, the district has thoroughly explored all potential options for the project scope. This has included collaborating with Neenan to evaluate various construction types for the new Vo-Ag building, conducting a preliminary code study, and assessing building massing possibilities to ensure accurate pricing for different construction approaches. Ultimately, a pre-engineered metal building manufacturer has provided pricing based on the aligned building shape. Fire suppression specialists have

analyzed local water data and projected system demands, while civil engineers have developed a drainage plan based on the new building's location to address potential issues and allow for more detailed pricing.

For the existing HS Building, mechanical and roofing contractors have evaluated the roof, gaining a clear understanding of its current condition, as well as the state of the mechanical units. The roof is considered to be in good overall condition for its age, with several years of life left on it. Their recommendation is to patch the roof as needed per the mechanical improvement scope. The mechanical units are at the end of their 20-year life cycle. The mechanical contractor has spent many hours maintaining and services the units over the years and has provided a report suggesting full replacement of all units.

For the administration remodel, Neenan conducted a thorough assessment of the scope, driven by the needs of the administration while carefully considering potential cost escalations. The resulting solution effectively addresses the school's security and workflow requirements while minimizing the disturbed work area to ensure an efficient and cost-effective outcome.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency of this situation cannot be overstated. Immediate action is required to address the deficiencies in the Vo-Ag facilities. The safety of high school students and staff, as well as the success of the Vo-Ag program, is at risk due to the poor condition of the physical space. Delaying action will only exacerbate the problems and further lessen the quality of the educational opportunity.

The Vo-Ag program is struggling to meet student demand because its facilities are no longer functional. Inadequate dust and fume collection, a compromised building envelope that fails to protect against weather, and inconsistent temperature control render the space nearly unusable for much of the school year. Rain events worsen the situation, causing leaks that disrupt academic activities and require the relocation of equipment to prevent damage and ensure safety. On cold days, classes are moved out of the shop and into the classroom, significantly limiting hands-on learning opportunities until weather conditions improve.

These conditions force teachers to adapt lesson plans based on the building's limitations. Welding is delayed from the fall semester to January to ensure there is no rain intrusion, undermining educational quality and diminishing the program's value. The situation has already led to a scaled-back program, and the facility is on the verge of becoming completely unusable. If left unaddressed, this could result in the loss of the Vo-Ag program entirely—a devastating outcome for the district, its students and the community. The need for intervention is both urgent and critical. Immediate replacement of the building is essential to ensure the safety of all stakeholders and to preserve this vital educational program for future generations.

The need to update the high school's main entry to establish a proper security sequence is a matter of critical urgency. The current layout fails to provide a secure checkpoint for screening visitors, creating a constant risk of unauthorized individuals gaining access to student spaces without proper clearance. Modern standards for school security emphasize the importance of a controlled entry point, where visitors are required to check in and receive authorization before being granted access to interior areas. Without such measures in place, the school remains vulnerable to potential safety breaches, compromising the secure learning environment that students and staff deserve.

Implementing a properly designed security sequence at the main entry would address this vulnerability by ensuring that all visitors are screened, identified,

and approved before entering. Such an update would not only enhance safety but also provide peace of mind to parents, educators, and the community.

Delaying action on this issue increases the risk of an incident occurring, which could have serious consequences for everyone involved. Ensuring a secure and controlled entry is not just a practical improvement, it is an essential step in safeguarding the school's most valuable resource: its students and staff.

The HS building's HVAC units are no longer sufficient, leaving classrooms without heat and posing a risk to health. Staff and students wear coats and blankets just to stay warm. Just recently two teachers had their electric jackets turned on and bundled up, while adjacent classrooms are freezing cold. As a district located on the frontier, we have proven our ability to provide a skilled workforce, but the ongoing maintenance costs and the price of quality labor will only increase over time. Without replacement, the district will have to keep spending money to patch the system, taking away from educational programming. Immediate action is essential.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

We are good stewards of our buildings; we hold ourselves to the highest standards for cleanliness and appearance. Although the buildings are old, with the exception of the new ES, they have been maintained so the students have the best learning experience we can possibly provide them.

Beginning with the 2025-26 District budget, \$65,000 per year will be budgeted in the Capital Reserve fund. At the base funding numbers from CDE, \$65,000 is 1.5% of the base as required. Since the project is an educational facility, building updates and major repair expenses will be minimal for the first 10-15 years when warranties begin reaching their limits, so there will be approximately \$300,000 accumulated in reserve earmarked for facilities to extend the life of the building.

We have a permanent Mill Levy Override voted in 2021 highlighting the community's support of the district and of our staff.

At the secondary school, we often hear how surprised folks are when we share this is a 23-year-old facility, the attention to its care and upkeep is evident. Even with a new elementary school in the district, the average age of facilities is 45 years. We have been able to maintain them and know that this

commitment will not change. With a plan in place and monies budgeted for capital renewal, this will not be a new idea for us, but we did want to document the plan here for verification.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The existing Vo-Ag shop will be demolished in the first phase, as it is the location of the replacement facility. The existing Jr/Sr High school will be maintained in good order with the careful solution proposed to enhance the HS main entry, additional security updates and HVAC upgrades.

III. Detailed Project Cost Summary

**Dolores County RE No.2 (0890) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Dove Creek HS VOAG, HVAC and Vestibule Replacement (0890-SG00001) - - New - Application Number (13)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

39.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

39

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	5,630,542.78
D. Applicant Match to this Project	\$	2,195,911.68
E. Requested BEST Grant Amount	\$	3,434,631.10
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	5,630,542.78

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

293

6 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

6 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

05/26/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

01/06/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

This estimate was prepared by the design/build company, Neenan Archistruction (Master Planner). The cost estimate was prepared through multiple subcontractor quotes for the specific scopes of work. Subcontractors and vendors include:

- Nice Electric
- Roseberry Plumbing
- Comfort Air
- Spacecon
- Front Range Flooring
- Williams Construction
- Metal Solutions
- LeFever
- Hard Rock Concrete
- Onufrak Concrete
- Top Line Roofing

Overall cost information was compared to other recent school construction projects in similar locations.

The district used the information in this application to receive a second cost estimate from a separate general contractor, the cost comparison is included in

related documents. Together with Owners Representative Artaic and Neenan Archistruction, the district reviewed the data and adjusted the budget included with this application

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The school district has plans to secure the services of an owner's representative to assist the district in managing a successful project. The owner's representative will be responsible for overseeing the project budget, contracting construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The Dolores County School District Board of Education will maintain the ultimate oversight of the project. To ensure transparency and efficient communication, upon approval of the grant, the board will create an executive committee which will include two school board members, the school principal, the maintenance director, the district finance director, the district superintendent, and the owner's representative for the project. Regular updates to the community and school board will occur through the executive committee or public events scheduled by the executive committee.

The district superintendent of schools will be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district plans on following CDE recommendations for selection of vendors. The district will procure an owner's representative through a competitive process. The owner's rep will assist the school district in procuring a design and construction team, soils engineer, and surveyor before beginning the design process. We will work with our CDE representative to ensure the CDE requirements are fulfilled

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The district has collected over \$328,000 in grants for academic and facility use of the past three years and the community has donated over \$61,000 for the purchase of school supplies, classroom needs, and athletic uniforms. A lot of the equipment was purchased using successful Perkins grants. Combining the districts Perkins grants as well as the vocational education grants the district has collected \$117,513 to support the Vo-Ag program.

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The current Vo-Ag building is separately metered. The outdated systems and outmoded wall and roof will be updated resulting in lower utility costs. For illustration here is the current usage.



FY2025 Utility Costs - thus far

Total Water & Sewer districtwide is \$8,233.05

Vo-Ag building portion is \$485.00 - 6% of the total

Total Natural Gas districtwide is: \$10,435.30

Vo-Ag building portion is \$3,612.16 - 35% of the total

Total Electricity districtwide is: \$22,764.24

Vo-Ag building portion is \$2,257.79 - 10% of the total



## DOLORS COUNTY SHERIFF'S OFFICE

State of Colorado  
P.O. Box 505  
Dove Creek, Colorado 81324  
(970) 677-2257 Fax (970) 677-2880

Don Wilson  
Sheriff

To: Whom It May Concern  
Date: 02/05/2025  
From: Undersheriff Matt Purkat  
Subject: Letter of Support

Whom It May Concern,

As Undersheriff of the Dolores County Sheriff's Office it was recently requested by Superintendent Ty Gray, I review a set of building plans. The plans I reviewed included two building projects for the public entrance of the Dove Creek High School as well as plans for a new Vo. Ag. building with a safety corridor. As a Law Enforcement Officer tasked with the protection of these buildings and the students and staff within, I am familiar with the current design of both these spaces. Both of these spaces currently have security concerns mainly as it relates to entry and exit points of the general public. In Law Enforcement we are trained to look at entry and exit points as these are the most likely and vulnerable areas a potential security threat will use to access the building.

The two most vulnerable areas for intrusion into the High School have long been identified by the Dolores County Sheriff's Office as the areas addressed by the new building plans. The first is the Main Entrance where the public interfaces with School Staff. The weak point of the current building is members of the public must first be let into the Commons Area of the High School before entering the Administrative Office, due to the lack of an exterior door. The new Building plan addresses this by providing an exterior door where members of the public will be able to conduct business in the Administrative Office directly without needing access to the rest of the School. This new Admin. Office design will also serve as a "checkpoint" where potential Security threats can be assessed by School staff prior to entry.

The Second area addressed is the South Hallway Doors which lead to the Vo. Ag. Building via an open space. Currently this space is utilized as a parking area which is totally open to the public and is utilized as a road "short cut" for vehicles or walking space for pedestrians. This is concerning as students coming out of the doors may inadvertently make it possible for potential threats to enter. The traffic hazards of students crossing the parking lot is also of concern. The new plans address this by placing the Vo. Ag. Building closer to the main building and putting up physical barriers which eliminate the parking lot and create a safe corridor for students

to cross. The utilization of the physical barriers also create another obstacle for potential threats to the entrances of the building. The redesign of the actual Vo. Ag. Building itself also creates more opportunities for staff to observe potential threats prior to them being in the building. The current design is lacking windows from which staff could observe any potential problems. The new design addresses this.

Based on the reasons given above I believe the plans will substantially create a safer environment for both students and staff. Coming from a Law Enforcement standpoint, I strongly recommend and support these new building plans. The safety and security of our children should always be our number one priority, and I am appreciative of the opportunity to be a voice for this change.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Purkat", written over a horizontal line.

Undersheriff Matt Purkat  
DC-2  
Dolores County Sheriff's Office



2421 East Empire St.  
Cortez, CO 81321

Phone: (970) 565-7893  
Fax: (970) 565-2586

Levi Randolph  
FSA Farm Loan Officer  
(970)-394-4010

Ty Gray  
Superintendent Dolores County  
High School HVAC

To Whom it May Concern:

I am writing this letter with the hope that there will be a renewed excitement for agriculture and the vital role it plays in our small community. With most farmers in Dolores County being 65 and older (according to the most recent USDA census in 2022), it is abundantly clear that to keep our community alive there must be an investment into the next generation of ag producer. There are very few things I can think of that would play a more vital role than a new ag shop. The reality is, the current building is a "bus barn" that was retrofitted to serve the role of an ag shop but has never been adequate enough to serve kids as an ag shop. With numerous health and safety concerns, it is my belief that it is time to retire the current building and provide our kids with an appropriate space to explore everything agriculture has to offer. I personally am lucky enough to work a job that works one on one with ag producers, and my passion for my job is rooted in the fact that I was an active participant in Vo-Ag throughout high school and raised within this community. I also believe that if kids are given a healthy, safe space, we will see an increase in enrollment through our Ag Classes, and FFA participation. This in turn, will hopefully increase the number of folks who consider a career in agriculture post-secondary education. In summation, I believe a new ag shop is paramount to the success of our community, ushering in the next generation of ag producers.

Thanks

Levi Randolph

Ag Advisory Board Member

Mr. Ty Gray:

Our Company has been called for repairs to the Secondary School HVAC system for the last 13 years. In 2011 there were only 3 calls for the year. Since then, the number of calls has steadily increased, to over 20 calls in 2024. Most of the calls in 2024 were for multiple units in need of repairs. Some of these repairs were simple and we were able to get them back up and running, and some of them we have not been able to source the replacement parts, and they have become obsolete, resulting in the need to replace the unit completely. One of the newest challenges we are facing now in 2025 is that the DOE (department of Energy) and EPA (environmental protection agency) has mandated another refrigerant change to a lower GWP (global warming potential) refrigerant. The refrigerant in the current units is being phased out and is required to stop production eventually, therefore driving the cost for the refrigerant needed for the equipment even higher. Based on industry standards, in commercial applications, the life cycle of gas fired HVAC equipment is 20-25 years.

On the one hand, servicing these units has been a very reliable income stream for me. On the other hand, I would like to share my professional concern for the students and staff who occupy this school that is often much too cold (50° at times this year) or much too hot in the early and later parts of the school year when the temperatures climb. Providing new units at the existing locations will meet the needs of the school for many years to come.

Sincerely,

Nic McDonald

Comfort Air Mechanical, Inc.

**● Campuses Impacted by this Grant Application ●**

**Eagle County RE 50 - Eagle Valley HS HVAC Replacement - Eagle Valley HS - 1973**

<b>District:</b>	Eagle County RE 50
<b>School Name:</b>	Eagle Valley HS
<b>Address:</b>	641 Valley Road
<b>City:</b>	Gypsum
<b>Gross Area (SF):</b>	217,940
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$86,806,372
<b>Condition Budget:</b>	\$27,788,408
<b>Total FCI:</b>	0.32
<b>Adequacy Index:</b>	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,725,161	\$5,843,041	0.60
Equipment and Furnishings	\$3,933,716	\$2,055,786	0.52
Exterior Enclosure	\$8,148,480	\$1,302,944	0.16
Fire Protection	\$2,883,713	\$1,891,785	0.66
HVAC System	\$14,829,031	\$6,496,179	0.44
Interior Construction and Conveyance	\$17,624,520	\$7,215,303	0.41
Plumbing System	\$3,500,976	\$1,228,218	0.35
Site	\$11,863,138	\$1,755,153	0.15
Structure	\$14,297,635	\$0	0.00
<b>Overall - Total</b>	<b>\$86,806,372</b>	<b>\$27,788,409</b>	<b>0.32</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Eagle Valley HS H2 Building	25,920	0.09	2018	\$9,115,300	\$791,791
Eagle Valley HS Site	1,115,262	0.15	1973	\$11,863,138	\$1,755,153
Eagle Valley HS Main	192,020	0.38	1973	\$65,827,933	\$25,241,465
<b>Overall - Total</b>	<b>1,333,202</b>	<b>0.32</b>		<b>\$86,806,372</b>	<b>\$27,788,409</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Eagle County RE 50

**County:** Eagle

**Project Title:** Eagle Valley HS HVAC Replacement

<b>Current Grant Request:</b>	\$68,392.80	<b>CDE Minimum Match %:</b>	64%
<b>Current Applicant Match:</b>	\$121,587.20	<b>Actual Match % Provided:</b>	64%
<b>Current Project Request:</b>	\$189,980.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$189,980.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$15.20	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Affected Pupils:</b>	1,000
<b>Hard Costs Per Sq Ft:</b>	\$15.20	<b>Cost Per Pupil:</b>	\$190
<b>Previous BEST Grant(s):</b>	6	<b>Gross Sq Ft Per Pupil:</b>	13
<b>Previous BEST Total \$:</b>	\$10,615,699.36		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	6,229	<b>Bonded Debt Approved:</b>	\$244,000,000
<b>Assessed Valuation:</b>	\$4,788,999,750	<b>Year(s) Bond Approved:</b>	16,23
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$738,527	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$286,320,000
<b>Median Household Income:</b>	\$102,665	<b>Total Bond Capacity:</b>	\$957,799,950
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	42.2%	<b>Bond Capacity Remaining:</b>	\$671,479,950
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$2,168.07		
Statewide Avg: \$1,368			

I. Facility Profile

**Eagle County RE 50 (0910) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Eagle Valley HS HVAC Replacement (0910-SG00004) - - New - Application Number (45)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Eagle Valley High School - 0910-2350 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Eagle Valley High School opened its doors in 1960, this was new construction at the time of its opening. Its construction was based on the methods and standards of that time.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since opening in 1960, the school has had additions/renovations in 1975, 1994, 2000, 2009 and the last renovation at the school was in 2019. These additions have required separate HVAC units to control the climate of each new addition to the school.

**G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Eagle County School District Director of Operations has determined that the current HVAC unit at EVHS is no longer a viable unit, extending its useful life will become more expensive over time than would be replacing the unit outright. ECSD budgets \$185,000 for district wide HVAC repairs and replacements.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

**Eagle County RE 50 (0910) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Eagle Valley HS HVAC Replacement (0910-SG00004) - - New - Application Number (45)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Eagle Valley High school (EVHS) has 8 different rooftop HVAC Units. Each unit controls one section of the building. If a unit stops working, then all of the heat in that section of the building goes out, there is no redundancy from other heating units. Being a rooftop unit, it requires someone from our maintenance department to get a ladder and go up on the roof to check the unit. Because our maintenance team works all over the district, their ability to check on these units can be limited based on their other places they are working at a given time. In the winter months, especially in January when temperatures can drop to -20. Internal water pipes run the risk of freezing. One of those units needs to be replaced as it constantly is breaking down or blowing a fuse, the District Director of Operations has deemed the unit unviable for continual repairs. The Eagle County School District (ECSD) would like to replace the unit with a brand new one.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Eagle County School District serves under 6,500 students. Being based in a resort area, the ECSD struggles with the high costs of living and services. According to the enrollment numbers, this year, there are 6,312 students enrolled in the Eagle County School District from pre-kindergarten to 12th grade. This reflects a decline of 185 students from last year, the biggest decrease documented in at least 10 years. (This year's released enrollment data goes back to fall 2014.) With funding attached to the number of students, our funding, especially from the State of Colorado will decline. Many students arrive in December with families of seasonal workers, a few months after our census is taken. This means roughly 100 students are not accounted for and become financial burdens to our budgets. The ECSD operates on a tight budget as it is, understaffed in different departments around the district. In regards to the EVHS HVAC, system, continually fixing an older unit is becoming more costly as time goes on. The EVHS HVAC unit is one of many units in the district that requires service. The ECSD has a yearly budget of \$185,000 to repair and replace its entire fleet of HVAC units across all the schools. This budget is not enough to replace the one unit at EVHS. Rooftop maintenance imposes an increased risk for the maintenance person servicing the unit, which many times requires accessing the unit with snowy and icy conditions. The disruption caused during the downtime when the HVAC unit is not working creates a much colder climate in that section of the school, especially during the winter months when temperatures drop well below 0. Leaving staff and students working in "cold" conditions. There is also an increased risk in water pipes bursting when this unit goes out.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The EVHS HVAC unit continues to fail despite the districts efforts. The district has spent a large amount of dollars and time on the unit, replacing parts and reprogramming with very little or no help. As stated, being a rooftop unit adds to the overall costs of fixing continually. The District Director of Operations has analyzed these costs and determined that the unit needs to be completely replaced.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Replacement of the HVAC unit will eliminate the constant attention that the current unit requires.

The scope of work to be completed will be:

Furnish and Install-

- Trane Intellipak replacement RTU including new R454B refrigerant
- Crane and rigging; including haul new unit to site and disposal of existing unit
- JCI controls
- Allowance for roofing if needed
- 1 service technician to reclaim existing refrigerant
- 2 plumbers to disconnect/reconnect HHW
- 2-4 sheet metal guys to assist with crane, pull old unit, modify ductwork if necessary, set new unit
- Electrical sub to make safe then disconnect/reconnect electrical connections
- Test and balance sub to do pre-test of old unit for existing CFM values, make return trip to test and balance new unit. Report will be issued upon completion

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of

state and local resources.

The District Director of Operations has analyzed the costs and risks associated with the continual disruptions caused by the faulty unit and has determined that the unit needs to be completely replaced.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The HVAC unit at EVHS needs to be replaced immediately. In the event that the ECSD is not award the BEST grant, EVHS will continue to use a failing HVAC and the ECSD will be responsible for the maintenance and repairs.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The upkeep of the new HVAC unit will fall under the normal maintenance of the district's HVAC systems across all schools. A 1 year warranty will be provided to the District for the new unit. ECSD has a full time HVAC technician that services and maintains all of the district heating and cooling units. All of the districts units are on a preventive maintenance schedule. ECSD HVAC budget is constantly evolving due to changing costs of repair.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### **Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Eagle County RE 50 (0910) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Eagle Valley HS HVAC Replacement (0910-SG00004) - - New - Application Number (45)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

64.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

64

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	189,980.00
D. Applicant Match to this Project	\$	121,587.20
E. Requested BEST Grant Amount	\$	68,392.80
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	189,980.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

13


0 % \* **O. Escalation % identified in your project budget**

0 % \* **P. Construction Contingency % identified in your project budget**

0 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

09/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

09/10/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The ECSD Director of Operations and Facilities reached out to several HVAC to get replacement quotes. There are no unique or atypical considerations in our budget that have impacted project cost. ECSD received to vendor quotes in response to the request. The total cost of the project is based on the quote and vendor ECSD would contract with.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Joseph Reen is the Chief Operating Officer and is responsible for maintaining all ECSD buildings.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Based on the limited number of contractors in our valley, the ECSD will put out an RFP or get 3 quotes for the work that needs to be completed. Only two vendors responded.

**Other funding options**



**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Currently the ECSD does not have any partnerships outside the BEST Grant to address school facility needs.

#### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The ECSD has an annual budget of \$185,000 for repairs and replacement of all HVAC units in the district. We are averaging over \$10,000 a year for repair costs on the EVHS unit that needs to be replaced.

● **Campuses Impacted by this Grant Application** ●

**Monument Charter Academy - HVAC Replacement - Monument Academy West - 2008**

<b>District:</b>	Lewis-Palmer 38
<b>School Name:</b>	Monument Academy West
<b>Address:</b>	1150 Village Ridge Point
<b>City:</b>	Monument
<b>Gross Area (SF):</b>	75,440
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$23,849,409
<b>Condition Budget:</b>	\$7,922,421
<b>Total FCI:</b>	0.33
<b>Adequacy Index:</b>	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,545,805	\$2,301,018	0.51
Equipment and Furnishings	\$353,939	\$48,391	0.14
Exterior Enclosure	\$2,843,982	\$2,134	0.00
Fire Protection	\$920,452	\$0	0.00
HVAC System	\$2,338,879	\$2,763,533	1.18
Interior Construction and Conveyance	\$3,831,079	\$2,351,615	0.61
Plumbing System	\$1,412,873	\$20,746	0.01
Site	\$3,586,962	\$434,985	0.12
Special Construction	\$215,043	\$0	0.00
Structure	\$3,800,394	\$0	0.00
<b>Overall - Total</b>	<b>\$23,849,409</b>	<b>\$7,922,422</b>	<b>0.33</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Monument Academy West Mod 1	1,440	0.25	2002	\$410,668	\$104,589
Monument Academy West Main	74,000	0.37	2008	\$19,851,779	\$7,382,848
Monument Academy West Site	671,695	0.12	2008	\$3,586,962	\$434,985
<b>Overall - Total</b>	<b>747,135</b>	<b>0.33</b>		<b>\$23,849,409</b>	<b>\$7,922,422</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Monument Charter Academy

**County:** El Paso

**Project Title:** HVAC Replacement

<b>Current Grant Request:</b>	\$338,447.47	<b>CDE Minimum Match %:</b>	57%
<b>Current Applicant Match:</b>	\$448,639.67	<b>Actual Match % Provided:</b>	57%
<b>Current Project Request:</b>	\$787,087.14	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$787,087.14	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$10.64	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Affected Pupils:</b>	642
<b>Hard Costs Per Sq Ft:</b>	\$10.64	<b>Cost Per Pupil:</b>	\$1,226
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	115
<b>Previous BEST Total \$:</b>	\$0.00		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	78%	<b>FY24-25 CSCC Allocation:</b>	\$427,726.50
<b>&lt; 10% district bond capacity?</b>	No	<b>Enrollment as % of district:</b>	8%
<b>Funding Attempts:</b>	2	<b>Free Reduced Lunch %</b>	10.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Monument Charter Academy (1080-2295-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC REPLACEMENT (1080-2295-C-SG00001) - - New - Application Number (53)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Monument Charter Academy - 1080-2295-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If Monument Academy relocates or ceases to exist, the facility will be handled in accordance with the provisions outlined in our charter agreement and applicable state regulations. Typically, this includes reverting ownership or control of the facility to the authorizing entity, ensuring that any outstanding financial obligations are addressed, and making the facility available for continued educational use whenever possible. Monument Academy is committed to maintaining responsible stewardship of its facilities to support student learning and community needs.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time Monument Academy's facility was constructed, it was designed and built to meet the needs of a high-quality public charter school. The facility was developed to align with our mission of providing a challenging, content-rich academic program within an engaging and positive learning environment. If any portions of the facility were not initially adequate for a public school setting, improvements and modifications were made to ensure compliance with safety, accessibility, and educational standards. Our rationale for constructing the facility in this manner was to create a purpose-built space that supports academic excellence, student engagement, and long-term growth within the community we serve. The Monument Academy West Campus serves over 550 students and 80 teachers and administrative staff, further emphasizing our commitment to providing a well-equipped and supportive learning environment.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

- 2024 - Replacement of two (2) HVAC units.
- 2024 - Upgrade to security doors at Main Entrance

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historically, we have addressed our capital outlay and contributed to the capital needs of our facilities through a combination of strategies, including:

**Fundraising:** We organize and execute targeted fundraising campaigns to engage our community, alumni, and supporters. These efforts often include events, sponsorships, and donor outreach to generate the necessary financial resources.

**Grant Applications:** We actively seek and apply for grants from public, private, and nonprofit organizations that support facility development projects. These grants provide supplemental funding for our capital improvements.

**In-Kind Donations:** We leverage the generosity of businesses, organizations, and individuals to obtain in-kind contributions of materials, labor, or expertise.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Monument Charter Academy (1080-2295-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC REPLACEMENT (1080-2295-C-SG00001) - - New - Application Number (53)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Monument Academy is seeking grant funding to address critical HVAC system deficiencies at our facility. Our current HVAC units, installed during the original construction in 2008, are now 17 years old and have reached the end of their life expectancy. As a result, we face ongoing challenges with temperature control, leading to classrooms that are too hot in the summer and too cold in the winter. These conditions negatively impact student comfort, focus, and overall energy levels, creating an inconsistent learning environment that hinders academic performance.

According to the Colorado Department of Education (CDE) Facility Assessment, our School Construction Index (SCI) score is 1.18, highlighting the need for facility improvements. With grant funding, we propose replacing our aging HVAC units with modern, energy-efficient systems that will provide consistent temperature regulation, enhance air quality, and create a more comfortable and productive learning environment for students and staff. By addressing this issue, we can ensure that our classrooms support student success and well-being throughout the year.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects



## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Monument Academy is seeking a BEST Grant to address significant deficiencies in our aging HVAC system, which has reached the end of its operational life expectancy. Installed in 2008, our HVAC units are now 17 years old and struggle to maintain consistent temperature control throughout the building. This has resulted in classrooms that become excessively hot in the summer and too cold in the winter, negatively impacting student comfort, focus, and overall learning conditions. Temperature fluctuations have been directly linked to decreased student energy levels and engagement, creating an inconsistent and less effective educational environment.

Recognizing the urgency of these issues, we have taken proactive steps by signing a three-year service contract with LONGS Mechanical to maintain and assess our HVAC system. Through this contract, we receive electronic Service Task Sheets that document the status of each unit, including a summary of findings, operational data readings, and technician notes. These reports confirm the deteriorating condition of our HVAC units, with several nearing failure due to wear and aging components. Despite routine maintenance, repairs are becoming more frequent and costly, making full system replacement the most viable long-term solution.

Additionally, in June 2024, we replaced HVAC units #2 and #6 through HAYNES Mechanical. As part of this process, Haynes undertook the responsible removal of all refrigerants from the existing units, ensuring full compliance with E.P.A. standards and requirements. The team then disconnected, removed, and disposed of the old equipment off-site. In their place, we installed new Trane-branded units, complete with manufacturer-provided curb adapters and BACnet cards for seamless integration into the existing building automation system. This successful replacement underscores our commitment to upgrading our HVAC infrastructure to ensure a reliable and efficient climate control system.

This project aligns with the statutory priorities of the BEST Grant by addressing health and safety concerns and improving the overall learning environment. By securing grant funding, we can replace outdated units with energy-efficient HVAC systems that will provide consistent temperature regulation, enhance indoor air quality, and ensure a safe, comfortable, and productive setting for students and staff. Investing in this upgrade will not only resolve our current deficiencies but also lead to long-term operational cost savings and sustainability.

Specifics on RTU units 1,3,4,5,7,8 & 9, as follows: RTU unit 1, - 17.5 Ton Trane Unit with standard motor, RTU Units ,3, 5, 8, - 25 Ton Trane Units with Oversized Motor, RTU 4, 7.4 ton Trane Unit with standard motor, RTU 7, 10 ton Trane Unit with standard motor, & RTU 9, 15 Ton Trane Unit with standard motor. All Trane Unit are PKGD Precedent Unitary Rooftop units. All units have DX Cooling / Gas Heat, Standard Efficiency, R-454B Refrigerant, 460/60/3, Symbio 700 Controller, High Gas Heat, Modulating Gas Heat, Stainless Steel Heat Exchanger, Multiple Zone Variable Air Volume, Economizer, DB with Barometric Relief, Through the Base Electric, Non-Fused Disconnect Switch, 20A Convenience Outlet (powered by Encore Electric), Advanced Controls and BACnet BAS, Standard 5k SCCR, High Altitude Kit (Field Installed)

We prefer to stay with TRANE units. Last year, we replaced two units with TRANE models, and we want to maintain consistency across all units for easier repairs and seamless communication with our control system.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Monument Academy has conducted thorough investigations and due diligence to identify and assess the deficiencies in our HVAC system. In 2023, we underwent a Colorado Department of Education (CDE) Facilities Assessment, which evaluated the overall condition of our building and infrastructure. This assessment highlighted the significant issues with our aging HVAC/RTU units, reinforcing the need for urgent replacement.

In addition to the CDE assessment, we have engaged multiple mechanical companies to inspect our HVAC equipment. These independent inspections have consistently confirmed that our units are faulty, with frequent breakdowns, inefficiencies, and escalating repair costs. Technicians have reported that many components are beyond their expected lifespan, and despite ongoing maintenance efforts, the system struggles to provide reliable temperature control. The extreme fluctuations in classroom temperatures-too hot in the summer and too cold in the winter-have negatively impacted the learning environment, further emphasizing the necessity of a full system replacement.

The financial burden of constant repairs has become unsustainable, with costs reaching astronomical levels. Based on the findings of these professional evaluations, we have determined that replacing the HVAC units is the most cost-effective and long-term solution to ensure a safe, comfortable, and productive learning environment for our students and staff.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Monument Academy will conduct a formal Request for Proposal (RFP) process using the bids attached to the BEST Grant application to determine the best value for the school. The scope of this project will encompass the full replacement of the remaining seven (7) HVAC units to ensure a reliable and efficient climate control system for our facility.

The selected company will be responsible for the removal of all refrigerants from the existing units in full compliance with E.P.A. standards and requirements. Following this, the contractor will disconnect, remove, and properly dispose of the outdated equipment off-site.

In place of the old units, we will install new, high-efficiency HVAC units, each equipped with a manufacturer-provided curb adapter and BACnet card for seamless integration into our existing building automation system. This will allow for improved temperature regulation, energy efficiency, and long-term sustainability.

Upon completion of the installation, the selected company will conduct a comprehensive check of all equipment to ensure readiness for startup. The startup process will be carried out in strict accordance with the manufacturer's requirements to guarantee optimal performance.

Additionally, all manufacturer-provided paperwork will be completed to ensure thorough documentation and comprehensive startup records of the new equipment. This will help maintain warranty coverage, support future maintenance efforts, and ensure the long-term reliability of the system. Through this strategic approach, Monument Academy aims to create a comfortable, efficient, and safe learning environment for students and staff.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Monument Academy has undertaken extensive planning and diligence to arrive at the proposed HVAC replacement solution, ensuring that it is the most efficient and effective use of state and local resources. Our decision-making process has been guided by professional assessments, industry standards, and best practices for educational facility management.

#### Assessment and Analysis:

CDE Facilities Assessment (2023): This comprehensive evaluation identified our HVAC system as a critical deficiency, highlighting the need for replacement.

Independent Mechanical Inspections: Multiple mechanical companies have inspected our equipment, confirming that the HVAC/RTU units are beyond their expected lifespan, experiencing frequent failures, and incurring excessive repair costs.

Service Contracts & Maintenance Records: Our ongoing service contract with LONGS Mechanical provides detailed performance data, confirming the declining efficiency and reliability of the existing system.

#### Solution Evaluation & Justification

To determine the best course of action, we considered multiple approaches, including:

Continued Repairs: Repeated repairs have proven unsustainable due to rising costs and the risk of system failures, which disrupt the learning environment.

Partial Replacement: We replaced two units in June 2024 through HAYNES Mechanical as an interim measure but determined that full system replacement is necessary for long-term efficiency and cost-effectiveness.

Full System Replacement (Selected Solution): This approach ensures a complete, energy-efficient upgrade that meets modern building automation and environmental standards while optimizing operational costs.

#### Architectural, Functional, and Infrastructure Considerations

The selected replacement units will be high-efficiency models designed for seamless integration into our existing building automation system via BACnet cards.

The system will meet all E.P.A. refrigerant disposal standards, ensuring environmentally responsible removal of outdated equipment.

The replacement units will be installed with manufacturer-provided curb adapters, eliminating the need for costly structural modifications.

#### Efficient Use of State & Local Resources

We will conduct an RFP process to secure competitive bids and ensure the best value for the project.

The upgraded system will reduce long-term maintenance and repair costs, maximizing the impact of state and local funding.

The new HVAC units will improve energy efficiency, leading to lower utility costs and a more sustainable facility operation.

By following this strategic and data-driven approach, Monument Academy is ensuring that the proposed solution is the most responsible, cost-effective, and sustainable investment in our school's infrastructure and learning environment.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Monument Academy's HVAC system is at the end of its operational life expectancy, and the urgency of this project cannot be overstated. Based on mechanical inspections and maintenance reports, failure of the remaining seven (7) units is imminent and could occur within the next 12 to 24 months. As these units continue to degrade, we anticipate increased failures during peak temperature seasons, leading to severe disruptions in the learning

environment.

Consequences if the Project is Not Awarded:

Increased Equipment Failures: Without replacement, our HVAC units will continue to break down, leading to extreme temperature fluctuations in classrooms—too hot in the fall and summer and too cold in the winter. This will negatively impact student focus, energy levels of students and staff, and overall academic performance.

Escalating Repair Costs: The cost of frequent emergency repairs has already reached unsustainable levels. Without new units, these costs will continue to rise, placing a financial strain on the school's operating budget.

Health & Safety Concerns: Poor climate control can lead to deteriorating indoor air quality, increased humidity, and potential mold risks, creating an unsafe and uncomfortable environment for students and staff.

Learning Disruptions: Temperature variations will make classrooms uncomfortable and up to uninhabitable at times, forcing potential school closures or relocations of students and staff, causing significant interruptions to instructional time.

Energy Inefficiency: The existing units are outdated and inefficient, leading to excessive energy consumption and higher utility costs, diverting funds away from educational programs.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Monument Academy has developed a comprehensive plan to ensure the long-term maintenance, efficiency, and sustainability of the HVAC system upon completion of this capital construction project. This plan includes a dedicated capital renewal budget, a structured maintenance strategy, and financial planning for future replacements to maximize the life of the new units.

#### Capital Renewal Budget & Financial Planning

Monument Academy will allocate annual funds within the school's operating and capital improvement budgets to cover preventive maintenance, repairs, and eventual replacement of HVAC units at the end of their expected lifecycle. Monument Academy will establish a Capital Renewal Fund that will receive yearly contributions to proactively plan for future system upgrades, ensuring that replacement costs do not become an unexpected financial burden. We will leverage energy efficiency savings from the new system to help offset future costs, reducing long-term operating expenses and redirecting savings toward

capital renewal efforts.

#### Ongoing Maintenance Plan

We will maintain our existing service contract with LONGS Mechanical to provide regular inspections, maintenance, and performance evaluations of the new HVAC system. This agreement ensures that all units receive professional upkeep and that potential issues are addressed before they escalate.

Maintenance will include:

Quarterly inspections to monitor unit performance and identify potential issues.

Filter replacements, coil cleaning, and sensor calibration as per manufacturer recommendations.

Annual deep-dive assessments to ensure the system remains in optimal working condition.

Emergency repair response to address unexpected failures promptly and efficiently.

#### Warranty & Lifecycle Planning

The newly installed HVAC units will come with a manufacturer's warranty that typically covers major components, depending on the specific terms from Trane or other brand.

Monument Academy will maintain detailed documentation of all installations, warranty agreements, and maintenance records to ensure proper servicing and warranty claims if necessary.

Our facilities team, in coordination with mechanical service providers, will track system performance and efficiency metrics to assess when additional upgrades or replacements are needed in the future.

#### Long-Term Strategy for Future Replacement

Based on the expected lifecycle of the new HVAC units (15-20 years), we will incorporate a replacement schedule into our capital planning efforts to ensure funding is available when the next system upgrade is required. By planning in advance and maintaining a structured maintenance program, we aim to extend the lifespan of the HVAC units beyond their expected years while ensuring peak performance throughout their use. Through this proactive approach, Monument Academy will maximize the life of this project, maintain a comfortable and energy-efficient learning environment, and ensure financial responsibility in managing facility infrastructure for years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,*

*contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

### **Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Monument Charter Academy (1080-2295-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC REPLACEMENT (1080-2295-C-SG00001) - - New - Application Number (53)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

57.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

57.00

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	787,087.14
D. Applicant Match to this Project	\$	448,639.67
E. Requested BEST Grant Amount	\$	338,447.47
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	787,087.14

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)



115


10 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/09/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

09/30/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Monument Academy arrived at the project estimate through a thorough evaluation process that involved multiple professional assessments and competitive bids from industry experts. The cost estimation process was guided by mechanical contractors, facilities management professionals, and industry-standard pricing for HVAC system replacements.

Process for Estimating Project Costs  
CDE Facilities Assessment (2023):

The Colorado Department of Education (CDE) conducted a facility assessment, which identified the HVAC system as a critical deficiency, reinforcing the need for replacement.

Mechanical Contractor Inspections & Bids:

Multiple mechanical companies, including LONGS Mechanical and HAYNES Mechanical and others, performed detailed inspections of the existing units. These contractors provided cost estimates based on labor, materials, equipment, and installation requirements. The quotes included costs for unit removal, disposal, new equipment, curb adapters, BACnet integration, and compliance with E.P.A. refrigerant disposal standards.

Comparative Analysis of Industry Pricing:

We reviewed market pricing trends for high-efficiency HVAC units suitable for a school environment. Factors such as lead times, supply chain costs, and inflation in the construction industry were considered to ensure a realistic budget estimate.

Unique or Atypical Considerations Impacting Cost  
Integration with Existing Building Automation System:

Each new unit requires a BACnet card for seamless integration, which adds to the total cost.  
Manufacturer-Specific Installation Requirements:

The project includes manufacturer-provided curb adapters to avoid costly structural modifications while ensuring a proper fit with the existing rooftop system.  
Environmental Compliance Costs:

The responsible removal of all refrigerants from the existing units, in compliance with E.P.A. regulations, requires additional labor and documentation.  
Urgency & Seasonal Constraints:

To avoid disrupting the school year, installation is planned for summer 2025, which may require scheduling premium labor rates for timely completion.

Final Estimate & Next Steps

The final budget was developed based on these detailed assessments and bids, ensuring the most cost-effective and long-term solution for the school.

Monument Academy will conduct an RFP process to ensure competitive pricing and select the most qualified contractor for the project.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by a dedicated team of Monument Academy leadership and facility experts, ensuring successful execution, budget adherence, and timely completion. The key personnel responsible for managing this project include the Operations Manager, Facilities Manager, and Executive Director.

Key Personnel & Responsibilities

Operations Manager

Role: Oversees project logistics, budgeting, and contractor coordination.

Responsibilities:

Manages the RFP process to ensure a competitive selection of the best-qualified contractor.

Ensures compliance with E.P.A. regulations, permitting, and safety protocols.

Coordinates timeline and scheduling to minimize disruption to school operations.

Tracks project milestones and oversees communication between stakeholders.

Facilities Manager

Role: Provides technical oversight and ensures quality control during installation.

Responsibilities:

Works closely with the selected HVAC contractor to oversee equipment removal, installation, and system integration.

Ensures all manufacturer specifications and building automation system (BACnet) integration are met.

Verifies E.P.A.-compliant refrigerant removal and proper disposal of outdated equipment.

Conducts routine inspections and post-installation testing to ensure system functionality and efficiency.

#### Executive Director

Role: Provides overall project leadership, financial oversight, and strategic decision-making.

#### Responsibilities:

Ensures alignment of the project with Monument Academy's long-term facility goals and budget.

Coordinates with the Board of Directors and funding agencies to secure financial resources.

Manages high-level stakeholder communication and reporting.

Oversees contract approvals and ensures accountability throughout the project timeline.

#### Project Oversight & Quality Assurance

The project management team will conduct regular site visits, contractor meetings, and progress evaluations to maintain quality control.

Service documentation and warranty records will be maintained to ensure long-term system efficiency and compliance with manufacturer requirements.

Upon completion, a final inspection and performance review will be conducted before accepting the project as complete.

With this experienced leadership team in place, Monument Academy is committed to delivering a high-quality, cost-effective, and sustainable HVAC solution that ensures a comfortable learning environment for students and staff.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Monument Academy is committed to an open and competitive selection process for vendors, consultants, and contractors in compliance with CDE's Consultant/Vendor Selection Guidelines. Our procurement process will ensure that the selected contractor provides the best value while maintaining high standards for quality, efficiency, and compliance.

#### Proposed Procurement Process

##### Request for Proposal (RFP) Process:

Monument Academy will issue a formal RFP for the HVAC replacement project, detailing the scope of work, technical requirements, compliance standards, and evaluation criteria.

The RFP will be publicly advertised, and a fair selection process will be conducted to encourage competition among qualified vendors. The companies that have given Monument Academy a quote for replacement, would also assist in consulting as needed.

##### Bid Evaluation & Selection Criteria:

All submitted bids will be reviewed by Monument Academy's Operations Manager, Facilities Manager, and Executive Director.

Selection criteria will include:

Total project cost and value for services provided.

Experience and qualifications of the contractor in school HVAC system replacements.

Compliance with E.P.A. regulations for refrigerant removal and disposal.

Ability to meet project timeline and provide necessary warranties.

Past performance and references from similar projects.

## Interviews & Final Selection:

Shortlisted vendors will be invited for interviews to discuss project timelines, installation processes, and quality assurance measures. Monument Academy will select the most qualified contractor based on expertise, competitive pricing, and compliance with state and federal standards.

## Contract Negotiation & Award:

Once a contractor is selected, Monument Academy will negotiate final terms and execute a formal contract outlining deliverables, payment schedules, and warranty provisions.

The contract will include a clear service and maintenance agreement to ensure long-term system performance.

## Alternative Process (If Deviation is Required)

If unforeseen circumstances arise that require a deviation from the standard procurement process (e.g., emergency HVAC failures before the RFP process is complete), Monument Academy will adhere to its internal procurement policy, which prioritizes vendor selection based on immediate need, compliance, and cost-effectiveness.

In such cases, we will work closely with CDE to ensure transparency and justification for any emergency procurement decisions.

By following this structured and CDE-compliant procurement approach, Monument Academy will ensure that the BEST Grant funds are used effectively and responsibly, delivering the highest quality HVAC solution for our students and staff.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Monument Academy actively seeks and engages with state and local resources and community partnerships to maintain and improve our school facilities beyond the BEST grant. Our recent efforts include securing financial resources, collaborating with service providers, and leveraging local partnerships to enhance the longevity and efficiency of our infrastructure.

### 1. State and Local Resources

Colorado Department of Education (CDE) Facility Assessment (2023):

We participated in the CDE Facility Assessment, which helped identify critical deficiencies in our HVAC system and provided data-driven recommendations for improvement.

Monument Academy Capital Improvement Fund:

We have allocated annual budget funds to support ongoing facility repairs and upgrades, including HVAC maintenance and energy efficiency improvements.

Energy Efficiency Grants & Rebates:

We are exploring utility rebate programs that incentivize the installation of high-efficiency HVAC systems, reducing long-term operational costs.

### 2. Community and Industry Partnerships

Service Agreements with Mechanical Contractors:

We have secured a three-year service contract with LONGS Mechanical to conduct preventive maintenance, inspections, and repairs on our HVAC system.

In June 2024, HAYNES Mechanical replaced two HVAC units and ensured the responsible removal and disposal of outdated units following E.P.A. compliance standards.

Partnerships with Local Businesses and Donors:

Monument Academy actively engages local businesses and community donors to support school infrastructure projects through fundraising efforts and in-kind contributions.

### 3. School Fundraising & Private Contributions

Fundraising Campaigns:

We have ongoing fundraising initiatives aimed at improving school facilities, including HVAC system upgrades and classroom enhancements.

Monument Academy Parent and Teacher Organization (PTO):

Our PTO has contributed funds to small-scale facility improvements, enhancing the overall learning environment.

## Current Utility Costs

### **X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Monument Academy's current HVAC system, installed in 2008, is at end-of-life expectancy, leading to higher energy consumption and inefficient temperature control. Replacing the remaining seven rooftop units (RTUs) with high-efficiency Trane units will result in significant heating and cooling cost savings.

Current HVAC-Related Energy Costs (Estimated)

Electricity (Cooling & Ventilation): ~\$90,000 annually

Natural Gas (Heating): ~\$50,000 annually

Total HVAC-Related Energy Costs: \$140,000 annually

Projected HVAC Savings from Replacement

Cooling Energy Savings (Electricity Reduction)

The current RTUs operate inefficiently, cycling on/off frequently and consuming excess electricity.

New Trane high-efficiency units with BACnet integration will optimize performance and reduce electrical consumption.

Estimated cooling cost savings: 12-18% (~\$10,800-\$16,200 annually)

Heating Energy Savings (Natural Gas Reduction)

The outdated RTUs require higher gas input to maintain adequate heating in winter months.

New units will have improved heat exchangers and optimized gas combustion, reducing wasted fuel.

Estimated heating cost savings: 10-15% (~\$5,000-\$7,500 annually)

Total Estimated HVAC Savings: \$15,800 - \$23,700 per year

● **Campuses Impacted by this Grant Application** ●

**Widefield 3 - Multi-Site HVAC and Control Upgrades - Sunrise ES - 1985**

<b>District:</b>	Widefield 3
<b>School Name:</b>	Sunrise ES
<b>Address:</b>	7070 Grand Valley Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	57,150
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$19,488,496
<b>Condition Budget:</b>	\$16,112,888
<b>Total FCI:</b>	0.83
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,652,132	\$3,183,427	1.20
Equipment and Furnishings	\$423,623	\$191,495	0.45
Exterior Enclosure	\$1,663,864	\$614,338	0.37
Fire Protection	\$2,784	\$513,313	184.35
HVAC System	\$5,173,804	\$6,468,196	1.25
Interior Construction and Conveyance	\$3,910,227	\$3,055,923	0.78
Plumbing System	\$970,136	\$684,528	0.71
Site	\$2,182,259	\$1,934,111	0.89
Special Construction	\$399,858	\$0	0.00
Structure	\$2,109,810	\$2,772	0.00
<b>Overall - Total</b>	<b>\$19,488,496</b>	<b>\$16,648,103</b>	<b>0.85</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sunrise ES Main	52,250	0.84	1985	\$16,822,944	\$14,672,242
Sunrise Mod Pod	4,900	0.09	2008	\$483,294	\$41,750
Sunrise ES Site	392,040	0.89	1985	\$2,182,259	\$1,934,111
<b>Overall - Total</b>	<b>449,190</b>	<b>0.83</b>		<b>\$19,488,496</b>	<b>\$16,648,103</b>

● **Campuses Impacted by this Grant Application** ●

**Widefield 3 - Multi-Site HVAC and Control Upgrades - French ES - 1987**

<b>District:</b>	Widefield 3
<b>School Name:</b>	French ES
<b>Address:</b>	5225 Alturas Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	57,150
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$19,671,125
<b>Condition Budget:</b>	\$13,508,618
<b>Total FCI:</b>	0.69
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,771,992	\$2,486,426	0.90
Equipment and Furnishings	\$584,990	\$579,496	0.99
Exterior Enclosure	\$2,679,246	\$746,432	0.28
Fire Protection	\$3,046	\$729,168	239.42
HVAC System	\$3,746,095	\$4,256,976	1.14
Interior Construction and Conveyance	\$3,771,365	\$2,370,689	0.63
Plumbing System	\$938,500	\$754,726	0.80
Site	\$2,617,682	\$2,293,109	0.88
Special Construction	\$430,087	\$0	0.00
Structure	\$2,128,122	\$17,842	0.01
<b>Overall - Total</b>	<b>\$19,671,125</b>	<b>\$14,234,864</b>	<b>0.72</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
French ES Site	314,069	0.88	1987	\$2,617,682	\$2,293,109
French ES Main	52,250	0.68	1987	\$15,985,514	\$11,541,243
French ES Mod 1	4,900	0.38	2003	\$1,067,929	\$400,512
<b>Overall - Total</b>	<b>371,219</b>	<b>0.69</b>		<b>\$19,671,125</b>	<b>\$14,234,864</b>



● **Campuses Impacted by this Grant Application** ●

**Widefield 3 - Multi-Site HVAC and Control Upgrades - Venetucci ES - 1957**

<b>District:</b>	Widefield 3
<b>School Name:</b>	Venetucci ES
<b>Address:</b>	405 Willis Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	43,519
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$14,206,027
<b>Condition Budget:</b>	\$10,835,863
<b>Total FCI:</b>	0.76
<b>Adequacy Index:</b>	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,044,737	\$1,947,881	0.95
Equipment and Furnishings	\$332,343	\$71,771	0.22
Exterior Enclosure	\$1,900,887	\$1,528,760	0.80
Fire Protection	\$2,242	\$776,867	346.45
HVAC System	\$2,559,758	\$2,828,100	1.10
Interior Construction and Conveyance	\$3,136,972	\$2,833,492	0.90
Plumbing System	\$729,523	\$663,346	0.91
Site	\$1,396,294	\$967,457	0.69
Special Construction	\$99,964	\$0	0.00
Structure	\$2,003,306	\$19,881	0.01
<b>Overall - Total</b>	<b>\$14,206,027</b>	<b>\$11,637,555</b>	<b>0.82</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Venetucci ES Mod 1	1,440	0.09	2012	\$121,597	\$11,455
Venetucci ES Site	304,920	0.69	1957	\$1,396,294	\$967,457
Venetucci ES Main	42,079	0.78	1957	\$12,688,137	\$10,658,643
<b>Overall - Total</b>	<b>348,439</b>	<b>0.76</b>		<b>\$14,206,027</b>	<b>\$11,637,555</b>



**● Campuses Impacted by this Grant Application ●**

**Widefield 3 - Multi-Site HVAC and Control Upgrades - Discovery HS - 1958**

<b>District:</b>	Widefield 3
<b>School Name:</b>	Discovery HS
<b>Address:</b>	701 Widefield Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	6,690
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$2,225,931
<b>Condition Budget:</b>	\$1,441,975
<b>Total FCI:</b>	0.65
<b>Adequacy Index:</b>	0.37



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$369,200	\$452,058	1.22
Equipment and Furnishings	\$40,063	\$0	0.00
Exterior Enclosure	\$323,939	\$126,225	0.39
Fire Protection	\$357	\$98,167	275.36
HVAC System	\$170,763	\$208,637	1.22
Interior Construction and Conveyance	\$424,232	\$362,690	0.85
Plumbing System	\$125,550	\$110,592	0.88
Site	\$217,239	\$177,837	0.82
Structure	\$554,589	\$11,360	0.02
<b>Overall - Total</b>	<b>\$2,225,931</b>	<b>\$1,547,566</b>	<b>0.70</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Discovery HS Main	6,690	0.63	1958	\$2,008,692	\$1,369,729
Discovery HS Site	29,815	0.82	1958	\$217,239	\$177,837
<b>Overall - Total</b>	<b>36,505</b>	<b>0.65</b>		<b>\$2,225,931</b>	<b>\$1,547,566</b>

**● Campuses Impacted by this Grant Application ●**

**Widefield 3 - Multi-Site HVAC and Control Upgrades - Widefield HS - 1958**

<b>District:</b>	Widefield 3
<b>School Name:</b>	Widefield HS
<b>Address:</b>	615 Widefield Drive
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	216,805
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$78,825,282
<b>Condition Budget:</b>	\$65,335,296
<b>Total FCI:</b>	0.83
<b>Adequacy Index:</b>	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$11,708,145	\$13,631,520	1.16
Equipment and Furnishings	\$5,703,111	\$5,574,598	0.98
Exterior Enclosure	\$9,474,025	\$5,185,495	0.55
Fire Protection	\$55,199	\$3,225,967	58.44
HVAC System	\$12,118,354	\$15,065,735	1.24
Interior Construction and Conveyance	\$13,475,210	\$12,837,373	0.95
Plumbing System	\$4,080,065	\$4,831,342	1.18
Site	\$9,448,942	\$7,956,138	0.84
Structure	\$12,762,230	\$186,414	0.01
<b>Overall - Total</b>	<b>\$78,825,282</b>	<b>\$68,494,582</b>	<b>0.87</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Widefield HS Auditorium	50,639	0.77	1968	\$16,344,301	\$13,371,812
Widefield HS Site	1,588,635	0.84	1958	\$9,448,942	\$7,956,138
Widefield HS Gym	39,800	0.79	1973	\$12,943,665	\$10,767,602
Widefield HS Main	126,366	0.86	1958	\$40,088,374	\$36,399,030
<b>Overall - Total</b>	<b>1,805,440</b>	<b>0.83</b>		<b>\$78,825,282</b>	<b>\$68,494,582</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Widefield 3

**County:** El Paso

**Project Title:** Multi-Site HVAC and Control Upgrades

<b>Current Grant Request:</b>	\$1,396,949.47	<b>CDE Minimum Match %:</b>	65%
<b>Current Applicant Match:</b>	\$2,594,334.74	<b>Actual Match % Provided:</b>	65%
<b>Current Project Request:</b>	\$3,991,284.21	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$3,991,284.21	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$17.35	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.32	<b>Affected Pupils:</b>	379
<b>Hard Costs Per Sq Ft:</b>	\$17.04	<b>Cost Per Pupil:</b>	\$10,531
<b>Previous BEST Grant(s):</b>	6	<b>Gross Sq Ft Per Pupil:</b>	90
<b>Previous BEST Total \$:</b>	\$5,273,762.48		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	9,051	<b>Bonded Debt Approved:</b>	\$49,500,000
<b>Assessed Valuation:</b>	\$848,660,990	<b>Year(s) Bond Approved:</b>	17
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$93,475	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$44,680,000
<b>Median Household Income:</b>	\$86,524	<b>Total Bond Capacity:</b>	\$169,732,198
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	45.0%	<b>Bond Capacity Remaining:</b>	\$125,052,198
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$644.00		
Statewide Avg: \$1,368			

I. Facility Profile

Widefield 3 (0990) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site HVAC and Control Upgrades (0990-SG00003) - - New - Application Number (11)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Sunrise Elementary School - 0990-8392

\* Facility Name & Code

French Elementary School - 0990-3234

\* Facility Name & Code

Discovery High School - 0990-9560

\* Facility Name & Code

Widefield High School - 0990-9566

\* Facility Name & Code

Venetucci Elementary School - 0990-8122

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Library         | <input type="checkbox"/> Auditorium                    | <input type="checkbox"/> Cafeteria             |
| <input type="checkbox"/> Kitchen         | <input type="checkbox"/> Kindergarten                  | <input type="checkbox"/> Multi-purpose room    |
| <input type="checkbox"/> Learning Center | <input checked="" type="checkbox"/> Senior High School | <input type="checkbox"/> Other: please explain |

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

#### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

### Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Widefield School District has constructed all its facilities as new buildings. Below is a summary of their construction history:

- Sunrise Elementary School: Built in 1986.
- French Elementary School: Built in 1988.
- Discovery High School: Constructed in 1957.
- Widefield High School: The original building was completed in 1957, with additional expansions in 1958, the early 1960s, 1965, 1974, and several smaller

additions in subsequent years.

- Venetucci Elementary School: The original building was constructed in 1957, with additions completed in 1959 and 1966.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Please see uploaded document labeled "F Capital Reserve Improvement General History"

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Over the past decade, Widefield School District 3 has consistently allocated \$2.5 million or more annually to its Capital Reserve Budget, demonstrating a strong commitment to maintaining and improving its facilities. The Colorado Department of Education (CDE) Capital Renewal Policy recommends that qualifying grantees contribute 1.5% of their per-pupil base funding to establish a Capital Renewal Reserve Fund. Widefield School District 3, with an average enrollment of 9,000 students over the last 10 years, has exceeded this benchmark, allocating an average of more than 2% of its per-pupil base funding to its Capital Reserve Fund each year.

For the 2024-2025 fiscal year, Widefield School District 3's per-pupil base funding is set at \$10,795, with an average enrollment of 9,145 students. The district has budgeted \$2.5 million for its Capital Reserve Fund during this period, which equates to approximately \$273 per student-or roughly 2.5% of the per-pupil base funding. This allocation underscores the district's ongoing dedication to ensuring a robust reserve for capital improvements, surpassing the CDE's

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Widefield 3 (0990) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site HVAC and Control Upgrades (0990-SG00003) - - New - Application Number (11)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?



Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The district recognizes the critical need to address the outdated building controls and HVAC systems at several of our facilities. Currently, both French Elementary and Sunrise Elementary are operating with outdated building controls and end-of-life HVAC systems, which have led to inconsistent and unreliable building climates. Similarly, Widefield High School and Venetucci Elementary face significant challenges with end-of-life boiler systems, while Discovery High School is reliant on rooftop units that are at the end of their operational lifespan.

The only viable solution to these issues is the replacement of this aging and unreliable equipment. Upgrading to modern, trustworthy systems will not only resolve the ongoing problems with inadequate control and temperamental building climates but will also ensure long-term operational efficiency, comfort, and reliability.

Investing in this much-needed modernization will allow these facilities to meet the needs of students and staff effectively for years to come. It is essential to prioritize these replacements to provide safe, functional, and comfortable environments for teaching and learning.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133

- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Trane Direct Digital Controls (DDC) system, installed across the district in the early to mid-1990s, has served its purpose but is now outdated. The Trane equipment has become increasingly difficult to repair when failures occur. Recognizing these challenges, the district has been systematically transitioning to LONG controls in other schools. LONG controls have proven to be highly reliable and user-friendly, allowing the mechanical maintenance team to proactively identify and address issues before they become critical. This proactive approach reduces downtime, minimizes costly emergency repairs, and ensures optimized scheduling and energy management, generating significant cost savings. Transitioning to LONG controls represents a practical and strategic investment in sustainable, efficient, and long-term solutions for our facilities.

### French and Sunrise Elementary Schools

Sunrise ES: Total FCI = 0.83; HVAC SCI = 1.06

French ES: Total FCI = 0.69; HVAC SCI = 1.14

French Elementary and Sunrise Elementary, built just two years apart, share identical designs and face significant challenges with their original building systems. Both schools rely on outdated pneumatic controls and HVAC systems, including boilers and rooftop air handlers. Persistent leaks and frequent failures of individual pneumatic components have placed a heavy burden on the maintenance budget. These aging systems lead to high repair costs and inconsistent performance, causing climate control issues throughout the buildings. Replacing them with modern controls and HVAC equipment is essential to creating reliable, efficient, and comfortable environments for students and staff. Upgrades will reduce maintenance costs, improve energy efficiency, and provide a long-term solution to the ongoing challenges caused by outdated infrastructure. Both of these schools scored a HVAC SCI rating of 1.06 and 1.14 respectively on the CDE Building Conditions Report.

### Venetucci Elementary and Widefield High School

Venetucci ES: Total FCI = 0.76; HVAC SCI = 1.10

Widefield HS: Total FCI = 0.83; HVAC SCI = 1.24

The boiler systems and controls at Venetucci Elementary and Widefield High School have reached the end of their operational lifespans, creating significant challenges in maintaining reliable heating.

At Venetucci Elementary, the building relies on a single boiler that is highly unreliable due to its age. The lack of redundancy poses a constant risk of a complete heating failure, particularly during colder months. Compounding the issue, the boiler's controls are equally outdated, with some components still in use from the original installation, further impacting efficiency and reliability.

At Widefield High School, while the building has redundant boilers, both units have exceeded their expected service life. The DDC system managing these boilers is also outdated, reducing reliability and operational efficiency.

Replacing these boilers and controls is critical to ensuring consistent, efficient heating at both schools. Modern systems will increase reliability, improve

energy efficiency, and reduce the risk of unplanned outages and costly emergency repairs. These upgrades are a vital investment in providing safe and dependable learning environments. Both of these schools scored a HVAC SCI rating of 1.10 and 1.24 respectively on the CDE Building Conditions Report.

#### Discovery High School

Discovery HS: Total FCI = 0.65.; HVAC SCI = 1.22

The rooftop units at Discovery High School have reached the end of their operational life and have become a significant strain on the maintenance budget. These aging package units require frequent repairs, diverting resources from other priorities. The cooling systems rely on R-22 refrigerant, which is now obsolete and difficult to source, making repairs increasingly expensive and challenging.

The controls for these units also lack modern functionality, failing to account for average space temperatures. This results in uneven heating and cooling throughout the building, with some areas overheating while others remain too cold, compromising the comfort and productivity of students and staff. This school scored a HVAC SCI rating of .65 respectively on the CDE Building Conditions Report.

Replacing the rooftop units with modern, efficient systems equipped with advanced controls is essential to addressing these challenges. Updated systems will provide consistent climate control, reduce maintenance costs, and create a comfortable and reliable environment for the school community.

#### \* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district has conducted a thorough and systematic investigation to identify the deficiencies in our building systems and controls. This process has included the following key steps:

##### 1. Comprehensive Assessments:

- a) Detailed inspections of HVAC systems, boilers, rooftop units, and control mechanisms were performed across all affected facilities.
- b) Maintenance logs and repair histories were reviewed to identify recurring issues and determine the overall reliability and efficiency of the equipment.

##### 2. Data Analysis:

- a) Energy consumption data and operational costs were analyzed to assess the efficiency of existing systems.
- b) Reports on temperature inconsistencies and climate control issues from staff and building occupants were compiled and cross-referenced with maintenance records.

##### 3. Expert Consultations:

- a) HVAC professionals and engineers were engaged to evaluate the condition of the equipment and controls, and to provide recommendations for modern replacements.
- b) Industry experts provided insights into the limitations of older systems, such as pneumatic controls and R-22 refrigerant-based cooling systems.

##### 4. System Performance Monitoring:

- a) Advanced diagnostics were conducted to identify specific failures and vulnerabilities, such as leaks in pneumatic controls and inefficiencies in outdated boilers.
- b) The functionality of Direct Digital Controls (DDC) and other control systems was assessed to determine their effectiveness in managing building climate and energy usage.

##### 5. Staff Feedback and Observations:

- a) Input from maintenance staff who deal directly with repairs and system failures was collected to understand the operational challenges posed by outdated equipment.

b) Principals, custodians, and staff were consulted to gather anecdotal evidence of temperature inconsistencies and the impact of unreliable systems on daily operations.

6. Vendor Evaluations and Comparative Analysis:

a) Modern alternatives, such as LONG controls and updated HVAC solutions, were evaluated for reliability, user-friendliness, and cost-effectiveness.

b) Comparative studies were conducted to project potential savings in maintenance, energy, and operational costs with upgraded systems.

This diligent investigation has allowed the district to identify and document the critical deficiencies in our facilities, while also ensuring that proposed solutions are based on a thorough understanding of current challenges and future needs. This proactive approach reflects our commitment to maintaining safe, efficient, and reliable learning environments for students and staff.

## Solution

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution aims to comprehensively address the deficiencies identified in our facilities, particularly the outdated HVAC systems, control systems, and heating systems across multiple schools in the district. The scope of work outlined for the BEST (Building Excellent Schools Today) grant will bring our systems up to date, improving their efficiency, reliability, and overall performance. By upgrading these essential systems, the district will ensure a safer, more comfortable, and energy-efficient learning environment for students and staff. Below is a detailed description of how the proposed solution addresses each specific deficiency.

### 1. HVAC and Control Systems (Trane DDC and Pneumatic Controls)

Replacement of Trane DDC with LONG Controls: The district proposes to replace the outdated Trane DDC system with the highly reliable and user-friendly LONG controls. This upgrade will ensure more accurate and responsive climate control across all buildings.

Upgrading Pneumatic Controls: The pneumatic systems at French and Sunrise Elementary will be replaced with modern, digital, and automated controls. This will eliminate the recurring issues of leaks and system failures, ensuring stable and efficient HVAC performance.

Replacement of Boilers: The solution proposes replacing the outdated and unreliable boilers at both Sunrise Elementary and French Elementary with modern, efficient units. These new boilers will provide increased reliability and redundancy, ensuring consistent performance.

Benefits: The new systems will optimize building temperature regulation, reduce energy consumption, minimize the risk of system failure, and significantly cut down on emergency repair costs. Additionally, the new controls will provide a robust framework for proactive maintenance and energy management, reducing long-term operational costs.

### 2. Boilers and Heating Systems (Venetucci Elementary and Widefield High School)

Replacement of Boilers: The solution proposes to replace the outdated boilers at both Venetucci Elementary and Widefield High School. At Venetucci, the single, unreliable boiler will be replaced with a modern, efficient unit, ensuring redundancy and greater reliability. At Widefield High School, both boilers will be replaced with newer, more energy-efficient models that meet current operational standards.

Upgrading DDC Controls: Both schools will also receive upgraded DDC controls that are compatible with modern boilers. This upgrade will enhance operational efficiency, allowing for more precise control of heating systems and reducing energy waste.

Benefits: These upgrades will ensure consistent, reliable heating across the schools, reduce the risk of system failure, and enhance energy efficiency. With modern boilers and controls in place, the district will see improved heating performance, lower operational costs, and reduced emergency repair incidents.

### 3. Rooftop Units (Discovery High School)

Replacement of Rooftop Units: The proposed solution involves replacing the aging rooftop units at Discovery High School with new, high-efficiency systems that use modern refrigerants. These new systems will be more reliable, energy-efficient, and environmentally friendly.

Upgrading Controls: The new rooftop units will be equipped with advanced controls capable of maintaining consistent and balanced temperatures across all areas of the building. These controls will monitor and adjust conditions in real time to optimize energy use and ensure comfort.

Benefits: The new rooftop units and controls will address the inconsistency in heating and cooling, improve the overall climate comfort in the building, reduce maintenance costs, and eliminate the need for R-22 refrigerant. These upgrades will lead to a more comfortable, energy-efficient, and sustainable environment for students and staff.

This proposed solution, which focuses on replacing outdated HVAC and control systems, will efficiently and effectively address the deficiencies identified in the district's buildings. By upgrading these critical systems, the district will ensure reliable heating and cooling, reduce energy consumption, and minimize maintenance costs. The proposed scope of work under the BEST grant will not only resolve current challenges but also create long-term benefits by providing modern, sustainable, and cost-effective solutions for the district's facilities.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The district has taken a comprehensive approach to ensure the efficient use of resources in addressing deficiencies in building systems, focusing on architectural, infrastructure, technology, and construction standards.

#### 1. Architectural and Functional Analysis

The evaluation of existing systems (HVAC, controls, energy management) highlighted inefficiencies and high maintenance costs. Replacing outdated systems like Trane DDC, pneumatic controls, and boilers will provide long-term savings and improve operational efficiency and comfort.

#### 2. Infrastructure and Site Analysis

An infrastructure assessment identified key issues such as lack of redundancy (e.g., single boiler at Venetucci Elementary) and other system vulnerabilities. Modernizing systems with redundancy (e.g., dual boilers, upgraded rooftop units) mitigates risks and improves reliability.

#### 3. Technology and Systems Standards

The district transitioned from Trane DDC to LONG controls, chosen for their reliability, ease of use, energy management, and monitoring capabilities. This helps manage energy consumption and reduce maintenance costs. The proposed HVAC equipment is energy-efficient and environmentally compliant.

#### 4. Construction Standards and Compliance

The solution complies with local and state construction standards, ensuring safety and operational efficiency. Environmentally-friendly systems, like switching refrigerants at Discovery High School, align with sustainability goals.

#### 5. Cost Efficiency and Resource Allocation

The solution was designed for cost-effectiveness, balancing initial investment with long-term savings through improved energy efficiency and reduced maintenance costs.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies in the district's building systems-particularly aging boilers, HVAC equipment, and outdated controls-pose significant risks that must be addressed urgently. The unpredictable nature of these systems means failures could occur at any time, potentially disrupting the learning environment for students and staff. If these critical issues remain unresolved, the district will face increasing repair costs, system outages, and inconsistent climate control, all of which can negatively impact student focus, teacher effectiveness, and overall comfort in classrooms.

This project provides a proactive solution by modernizing heating, cooling, and control systems to create a more stable and comfortable learning environment. Upgraded, energy-efficient systems will ensure reliable temperature regulation, minimize costly emergency repairs, and enhance operational efficiency across the district. Without BEST Grant funding, the district would still need to address these challenges, but over a much longer timeframe, delaying other critical infrastructure improvements. By acting now, the district can provide students and staff with a safe, comfortable, and uninterrupted learning environment while improving the long-term sustainability of its facilities.

According to the CDE Building Assessments Report, Widefield High School received an HVAC SCI rating of 1.24, while Discovery High School scored slightly lower at 1.22. French Elementary and Sunrise Elementary earned HVAC SCI ratings of 1.14 and 1.06, respectively. Venetucci Elementary's HVAC system was rated at 1.10.

The CDE State Assessment Reports designate a Priority 3 level for each of these locations, signifying that the HVAC systems are nearing the end of their operational lifespan and require replacement within the next 1 to 5 years.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Widefield School District has developed a detailed and comprehensive strategy to ensure the ongoing maintenance of its current HVAC systems while extending this framework to planned system enhancements. This approach integrates advanced technology and proactive oversight to maximize operational efficiency. A cornerstone of this initiative is the implementation of a Building Automation System (BAS), which delivers continuous, real-time monitoring of HVAC performance. The BAS diligently tracks essential metrics, including temperature, humidity, energy consumption, and system effectiveness, facilitating optimal functionality and the prompt identification of potential issues. This strategy will be applied to the proposed HVAC upgrades, completing the modernization effort by equipping the remaining district facilities that have yet to receive BAS installations.

To support system longevity, the district has contracted for routine filter replacements, scheduled at least three times annually. Additionally, district maintenance personnel conduct regular inspections-daily, weekly, and monthly-performing preventative maintenance tasks in line with manufacturer recommendations.

The new proposed HVAC systems are backed by a standard one-year manufacturer's warranty, covering defects in materials or workmanship.

Complementing this, the HVAC contractor provides a one-year labor warranty, addressing any installation-related concerns at no additional cost during the first year of operation. Together, these measures ensure reliable, efficient, and cost-effective HVAC performance for the district.

Over the past five years, Widefield School District has allocated an average of more than \$20 million from its Capital Reserve funds to address building repairs and maintenance needs across its facilities.

Assuming a 20-year lifespan for HVAC systems-a common industry estimates for well-maintained units- Widefield School District plans to allocate funds from its Capital Reserve for full system replacements at multiple locations. Sunrise, French, and Venetucci Elementary schools will each receive approximately \$20,000 annually, while Discovery High School will be allocated about \$10,000 per year, and Widefield High School will receive approximately \$40,000 annually. These amounts include a 2% annual adjustment to account for inflation and rising costs over time.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school

facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A



III. Detailed Project Cost Summary

Widefield 3 (0990) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site HVAC and Control Upgrades (0990-SG00003) - - New - Application Number (11)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

65.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

65.00

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,991,284.21
D. Applicant Match to this Project	\$	2,594,334.74
E. Requested BEST Grant Amount	\$	1,396,949.47
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	3,991,284.21

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

90


4 % \* **O. Escalation % identified in your project budget**

4 % \* **P. Construction Contingency % identified in your project budget**

4 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

03/03/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

09/30/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district collaborated closely with Murphy and Company's engineering division to develop a scope of work that comprehensively addressed all identified deficiencies. Once the scope was finalized, Murphy and Company worked with their team, alongside suppliers and LONG Mechanical, to prepare an accurate project estimate.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Engineering, project management, and site supervision for this project will be conducted by Murphy Company, the designated mechanical contractor, under the CMGC delivery method. Oversight on behalf of the School District will be managing this project in house provided by Jeff Baerresen, Facilities Manager, and Zach Richard, Assistant Facilities Manager.

Mr. Baerresen brings 42 years of construction experience, including 30 years in project management. Mr. Richard contributes 26 years of construction experience and holds a Bachelor's degree in Project Management.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if**

**awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district chose the Design Build (DB) delivery method for this project to address critical deficiencies and accommodate the long lead times required for equipment procurement. Murphy Company was selected as the DB firm due to their established success with the district. Notably, their collaboration on the Janitell Junior High Roof Replacement and HVAC Renovations project-funded by the 2024 BEST grant and awarded to Widefield School District #3-resulted in completion ahead of schedule and with no change orders for the mechanical scope, highlighting the strength of this partnership. For this project, Murphy Company will handle engineering, mechanical, and plumbing work, while overseeing subcontractors for any tasks beyond the mechanical scope. Given the urgent need for equipment procurement and engineering-driven by recent BAS system and HVAC equipment failures at the proposed grant locations this past winter-the district opted to bypass the traditional RFP and ITB processes on BidNet to expedite the timeline.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

N/A

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Our projected cost savings for electrical and gas are estimated to range between 8% and 10%. This estimate is based on historical cost reductions observed at other sites following the replacement from pneumatic controls to automated controls.

Widefield High School

Electric- \$106,432.00

Gas- \$39,359.00

Water/Sewer- \$39,797.00

Trash- \$6,900.00

French Elementary

Electric- \$56,734.00

Gas- \$9,091.00

Water/Sewer- \$45,376.00

Trash- \$3,078.00

Sunrise Elementary

Electric- \$72,371.00

Gas- \$18,866.00

Water/Sewer- \$37,848

Trash- \$3,326.00

Venetucci Elementary

Electric- \$23,803.00

Gas-\$12,584.00

Water/Sewer-\$24,831.00

Trash- \$2,054.00

Discovery High School

Electric- \$20,260.00

Gas- \$11,211.00

Water/Sewer-\$6,221.00

Trash- \$1,024

**● Campuses Impacted by this Grant Application ●**

**Garfield Re-2 - DW Security Camera Upgrades - Coal Ridge HS - 2005**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Coal Ridge HS
<b>Address:</b>	35947 Highway 6
<b>City:</b>	New Castle
<b>Gross Area (SF):</b>	121,085
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$56,902,712
<b>Condition Budget:</b>	\$31,077,049
<b>Total FCI:</b>	0.55
<b>Adequacy Index:</b>	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,954,718	\$5,206,778	0.65
Equipment and Furnishings	\$1,967,367	\$616,574	0.31
Exterior Enclosure	\$4,514,315	\$1,696,822	0.38
Fire Protection	\$1,712,006	\$15,928	0.01
HVAC System	\$13,869,794	\$11,196,063	0.81
Interior Construction and Conveyance	\$7,863,386	\$5,965,073	0.76
Plumbing System	\$2,825,512	\$456,867	0.16
Site	\$9,727,815	\$5,924,261	0.61
Structure	\$6,467,800	\$40,000	0.01
<b>Overall - Total</b>	<b>\$56,902,712</b>	<b>\$31,118,366</b>	<b>0.55</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Coal Ridge HS Site	1,853,667	0.61	2005	\$9,727,815	\$5,924,261
Coal Ridge HS Main	121,085	0.53	2005	\$47,174,897	\$25,194,105
<b>Overall - Total</b>	<b>1,974,752</b>	<b>0.55</b>		<b>\$56,902,712</b>	<b>\$31,118,366</b>

● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Elk Creek ES - 1978**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Elk Creek ES
<b>Address:</b>	804 West Main Street
<b>City:</b>	New Castle
<b>Gross Area (SF):</b>	67,305
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$29,801,892
<b>Condition Budget:</b>	\$13,155,215
<b>Total FCI:</b>	0.44
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,715,974	\$2,769,447	0.75
Equipment and Furnishings	\$503,120	\$244,375	0.49
Exterior Enclosure	\$4,018,760	\$451,141	0.11
Fire Protection	\$856,123	\$15,928	0.02
HVAC System	\$6,091,897	\$4,714,022	0.77
Interior Construction and Conveyance	\$4,368,402	\$2,834,503	0.65
Plumbing System	\$1,436,974	\$953,397	0.66
Site	\$4,316,882	\$1,172,401	0.27
Structure	\$4,493,760	\$0	0.00
<b>Overall - Total</b>	<b>\$29,801,892</b>	<b>\$13,155,214</b>	<b>0.44</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Elk Creek ES Site	1,151,498	0.27	1978	\$4,316,882	\$1,172,401
Elk Creek ES Main	67,305	0.47	1978	\$25,485,010	\$11,982,813
<b>Overall - Total</b>	<b>1,218,803</b>	<b>0.44</b>		<b>\$29,801,892</b>	<b>\$13,155,214</b>

● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Graham Mesa ES - 2009**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Graham Mesa ES
<b>Address:</b>	1575 Farmstead Parkway
<b>City:</b>	Rifle
<b>Gross Area (SF):</b>	62,800
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$27,496,609
<b>Condition Budget:</b>	\$9,722,545
<b>Total FCI:</b>	0.35
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,290,351	\$2,699,237	0.82
Equipment and Furnishings	\$390,474	\$64,727	0.17
Exterior Enclosure	\$2,284,309	\$833,258	0.36
Fire Protection	\$862,661	\$15,928	0.02
HVAC System	\$7,255,132	\$2,814,650	0.39
Interior Construction and Conveyance	\$4,427,076	\$2,602,870	0.59
Plumbing System	\$1,280,796	\$216,206	0.17
Site	\$4,188,611	\$516,990	0.12
Structure	\$3,517,200	\$0	0.00
<b>Overall - Total</b>	<b>\$27,496,609</b>	<b>\$9,763,866</b>	<b>0.36</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Graham Mesa ES Site	662,560	0.12	2009	\$4,188,611	\$516,990
Graham Mesa ES Main	62,800	0.39	2009	\$23,307,998	\$9,246,876
<b>Overall - Total</b>	<b>725,360</b>	<b>0.35</b>		<b>\$27,496,609</b>	<b>\$9,763,866</b>



● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Highland ES - 2003**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Highland ES
<b>Address:</b>	1500 East 7th Street
<b>City:</b>	Rifle
<b>Gross Area (SF):</b>	59,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$25,412,147
<b>Condition Budget:</b>	\$10,256,006
<b>Total FCI:</b>	0.40
<b>Adequacy Index:</b>	0.13



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,795,286	\$1,774,982	0.63
Equipment and Furnishings	\$438,863	\$548,579	1.25
Exterior Enclosure	\$2,333,561	\$579,475	0.25
Fire Protection	\$1,017,809	\$15,928	0.02
HVAC System	\$5,328,707	\$3,261,040	0.61
Interior Construction and Conveyance	\$3,960,515	\$2,580,934	0.65
Plumbing System	\$1,168,789	\$70,433	0.06
Site	\$2,722,580	\$1,424,633	0.52
Structure	\$5,646,036	\$0	0.00
<b>Overall - Total</b>	<b>\$25,412,147</b>	<b>\$10,256,004</b>	<b>0.40</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Highland ES Site	413,556	0.52	2003	\$2,722,580	\$1,424,633
Highland ES Main	59,000	0.39	2003	\$22,689,567	\$8,831,371
<b>Overall - Total</b>	<b>472,556</b>	<b>0.40</b>		<b>\$25,412,147</b>	<b>\$10,256,004</b>

● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Kathryn Senior ES - 1997**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Kathryn Senior ES
<b>Address:</b>	101 Alder Avenue
<b>City:</b>	New Castle
<b>Gross Area (SF):</b>	56,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$24,243,944
<b>Condition Budget:</b>	\$17,643,502
<b>Total FCI:</b>	0.73
<b>Adequacy Index:</b>	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,898,616	\$3,259,888	1.12
Equipment and Furnishings	\$405,022	\$371,097	0.92
Exterior Enclosure	\$2,484,287	\$813,610	0.33
Fire Protection	\$15,718	\$559,557	35.60
HVAC System	\$6,240,317	\$7,267,984	1.16
Interior Construction and Conveyance	\$4,164,743	\$2,463,924	0.59
Plumbing System	\$1,151,841	\$748,324	0.65
Site	\$3,376,340	\$2,700,554	0.80
Structure	\$3,507,060	\$0	0.00
<b>Overall - Total</b>	<b>\$24,243,944</b>	<b>\$18,184,938</b>	<b>0.75</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kathryn Senior ES Site	599,744	0.80	1997	\$3,376,340	\$2,700,554
Kathryn Senior ES Main	56,000	0.72	1997	\$20,867,604	\$15,484,384
<b>Overall - Total</b>	<b>655,744</b>	<b>0.73</b>		<b>\$24,243,944</b>	<b>\$18,184,938</b>

● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Rifle MS - 1946**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Rifle MS
<b>Address:</b>	753 Railroad Avenue
<b>City:</b>	Rifle
<b>Gross Area (SF):</b>	134,000
<b>Number of Buildings:</b>	5
<b>Replacement Value:</b>	\$50,658,853
<b>Condition Budget:</b>	\$28,251,963
<b>Total FCI:</b>	0.56
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,605,490	\$6,476,130	0.98
Equipment and Furnishings	\$1,514,980	\$894,885	0.59
Exterior Enclosure	\$7,197,196	\$2,304,983	0.32
Fire Protection	\$555,732	\$908,261	1.63
HVAC System	\$10,858,269	\$7,723,817	0.71
Interior Construction and Conveyance	\$9,864,882	\$7,005,529	0.71
Plumbing System	\$2,682,666	\$935,523	0.35
Site	\$4,190,566	\$2,744,796	0.65
Special Construction	\$279,900	\$0	0.00
Structure	\$6,909,173	\$219,864	0.03
<b>Overall - Total</b>	<b>\$50,658,853</b>	<b>\$29,213,788</b>	<b>0.58</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rifle MS Mod 3	1,600	0.14	2006	\$154,992	\$21,425
Rifle MS Center of Integrated Learning	22,200	0.68	1926	\$7,747,454	\$5,578,463
Rifle MS Site	675,709	0.65	1946	\$4,190,566	\$2,744,796
Rifle MS Mod 2	1,600	0.11	2006	\$109,080	\$11,729
Rifle MS Main	107,000	0.53	1946	\$38,301,770	\$20,835,950
Rifle MS Mod 1	1,600	0.14	2006	\$154,992	\$21,425
<b>Overall - Total</b>	<b>809,709</b>	<b>0.56</b>		<b>\$50,658,853</b>	<b>\$29,213,788</b>

**● Campuses Impacted by this Grant Application ●**

**Garfield Re-2 - DW Security Camera Upgrades - Rifle HS - 1977**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Rifle HS
<b>Address:</b>	1350 Prefontaine Avenue
<b>City:</b>	Rifle
<b>Gross Area (SF):</b>	165,810
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$69,069,880
<b>Condition Budget:</b>	\$35,184,438
<b>Total FCI:</b>	0.51
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$8,746,127	\$7,909,785	0.90
Equipment and Furnishings	\$2,639,151	\$1,435,527	0.54
Exterior Enclosure	\$7,810,498	\$3,535,356	0.45
Fire Protection	\$2,243,334	\$94,699	0.04
HVAC System	\$16,153,598	\$9,086,877	0.56
Interior Construction and Conveyance	\$10,385,074	\$7,956,282	0.77
Plumbing System	\$3,798,578	\$2,971,553	0.78
Site	\$8,259,030	\$2,331,659	0.28
Structure	\$9,034,488	\$0	0.00
<b>Overall - Total</b>	<b>\$69,069,880</b>	<b>\$35,321,738</b>	<b>0.51</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rifle HS Field House	4,722	0.37	2008	\$1,389,374	\$607,267
Rifle HS Main	140,920	0.54	1977	\$54,354,467	\$29,424,412
Rifle HS Site	1,308,142	0.28	1977	\$8,259,030	\$2,331,659
Rifle HS Vo-Tech/Auto	20,168	0.58	1973	\$5,067,008	\$2,958,400
<b>Overall - Total</b>	<b>1,473,952</b>	<b>0.51</b>		<b>\$69,069,880</b>	<b>\$35,321,738</b>

● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Riverside MS - 2008**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Riverside MS
<b>Address:</b>	215 Alder Avenue
<b>City:</b>	New Castle
<b>Gross Area (SF):</b>	79,040
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$33,169,924
<b>Condition Budget:</b>	\$11,216,087
<b>Total FCI:</b>	0.34
<b>Adequacy Index:</b>	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,458,027	\$3,229,813	0.72
Equipment and Furnishings	\$1,382,920	\$64,727	0.05
Exterior Enclosure	\$2,467,857	\$0	0.00
Fire Protection	\$1,101,753	\$15,928	0.01
HVAC System	\$9,217,335	\$4,425,449	0.48
Interior Construction and Conveyance	\$5,064,213	\$2,929,229	0.58
Plumbing System	\$1,760,577	\$267,158	0.15
Site	\$3,333,884	\$282,225	0.08
Special Construction	\$93,300	\$0	0.00
Structure	\$4,290,056	\$1,558	0.00
<b>Overall - Total</b>	<b>\$33,169,924</b>	<b>\$11,216,087</b>	<b>0.34</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Riverside MS Mod 1	1,440	0.08	2010	\$151,986	\$12,115
Riverside MS Site	720,572	0.08	2008	\$3,333,884	\$282,225
Riverside MS Main	77,600	0.37	2008	\$29,684,054	\$10,921,747
<b>Overall - Total</b>	<b>799,612</b>	<b>0.34</b>		<b>\$33,169,924</b>	<b>\$11,216,087</b>



● **Campuses Impacted by this Grant Application** ●

**Garfield Re-2 - DW Security Camera Upgrades - Cactus Valley ES - 2007**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Cactus Valley ES
<b>Address:</b>	222 Grand Avenue
<b>City:</b>	Silt
<b>Gross Area (SF):</b>	61,600
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$26,212,840
<b>Condition Budget:</b>	\$9,777,830
<b>Total FCI:</b>	0.37
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,077,665	\$2,629,200	0.85
Equipment and Furnishings	\$357,091	\$64,727	0.18
Exterior Enclosure	\$2,191,068	\$811,094	0.37
Fire Protection	\$784,636	\$15,928	0.02
HVAC System	\$7,260,315	\$2,940,542	0.41
Interior Construction and Conveyance	\$4,170,115	\$2,475,980	0.59
Plumbing System	\$1,255,176	\$212,074	0.17
Site	\$3,530,050	\$549,961	0.16
Structure	\$3,586,725	\$119,644	0.03
<b>Overall - Total</b>	<b>\$26,212,840</b>	<b>\$9,819,150</b>	<b>0.37</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Cactus Valley ES Site	868,052	0.16	2007	\$3,530,050	\$549,961
Cactus Valley ES Main	61,600	0.41	2007	\$22,682,791	\$9,269,189
<b>Overall - Total</b>	<b>929,652</b>	<b>0.37</b>		<b>\$26,212,840</b>	<b>\$9,819,150</b>

**● Campuses Impacted by this Grant Application ●**

**Garfield Re-2 - DW Security Camera Upgrades - Wamsley ES - 1982**

<b>District:</b>	Garfield RE-2
<b>School Name:</b>	Wamsley ES
<b>Address:</b>	225 East 30th Street
<b>City:</b>	Rifle
<b>Gross Area (SF):</b>	47,952
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$20,290,676
<b>Condition Budget:</b>	\$9,877,596
<b>Total FCI:</b>	0.49
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,049,843	\$1,830,633	0.89
Equipment and Furnishings	\$314,384	\$64,727	0.21
Exterior Enclosure	\$2,070,309	\$1,035,345	0.50
Fire Protection	\$665,475	\$18,082	0.03
HVAC System	\$3,743,183	\$1,992,671	0.53
Interior Construction and Conveyance	\$3,996,094	\$2,181,909	0.55
Plumbing System	\$1,014,966	\$293,537	0.29
Site	\$3,354,565	\$2,357,698	0.70
Special Construction	\$93,300	\$93,300	1.00
Structure	\$2,988,555	\$9,696	0.00
<b>Overall - Total</b>	<b>\$20,290,676</b>	<b>\$9,877,598</b>	<b>0.49</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Wamsley ES Mod Classroom	1,440	0.83	1998	\$193,016	\$160,122
Wamsley ES Site	489,450	0.70	1982	\$3,354,565	\$2,357,698
Wamsley ES Main	46,512	0.44	1982	\$16,743,094	\$7,359,778
<b>Overall - Total</b>	<b>537,402</b>	<b>0.49</b>		<b>\$20,290,676</b>	<b>\$9,877,598</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Garfield Re-2

**County:** Garfield

**Project Title:** DW Security Camera Upgrades

<b>Current Grant Request:</b>	\$223,845.56	<b>CDE Minimum Match %:</b>	65%
<b>Current Applicant Match:</b>	\$415,713.19	<b>Actual Match % Provided:</b>	65%
<b>Current Project Request:</b>	\$639,558.75	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$639,558.75	<b>Adverse Historical Effect?</b>	TBD
<b>Cost Per Sq Ft:</b>	\$0.71	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.66	<b>Affected Pupils:</b>	4,724
<b>Hard Costs Per Sq Ft:</b>	\$0.05	<b>Cost Per Pupil:</b>	\$135
<b>Previous BEST Grant(s):</b>	3	<b>Gross Sq Ft Per Pupil:</b>	191
<b>Previous BEST Total \$:</b>	\$2,955,911.16		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	4,695	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$959,470,580	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median:</small>	<small>\$133,539,963</small>	<b>Bonded Debt Failed:</b>	\$5,700,000
<b>PPAV:</b>	\$203,869	<b>Year(s) Bond Failed:</b>	18
<small>Statewide PPAV:</small>	<small>\$215,398</small>	<b>Outstanding Bonded Debt:</b>	\$47,225,000
<b>Median Household Income:</b>	\$84,103	<b>Total Bond Capacity:</b>	\$191,894,116
<small>Statewide Avg:</small>	<small>\$79,577</small>	<small>Statewide Median:</small>	<small>\$26,607,993</small>
<b>Free Reduced Lunch %:</b>	48.6%	<b>Bond Capacity Remaining:</b>	\$144,669,116
<small>Statewide District Avg:</small>	<small>50.51%</small>	<small>Statewide Median:</small>	<small>\$15,364,212</small>
<b>Total Mills \$/Capita:</b>	\$730.75		
<small>Statewide Avg:</small>	<small>\$1,368</small>		



I. Facility Profile

**Garfield Re-2 (1195) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Camera Upgrades (1195-SG00004) - - New - Application Number (44)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

**\* Facility Name & Code**

Garfield Re-2 - 1195 ▼

**\* Facility Name & Code**

Cactus Valley Elementary School - 1195-7890 ▼

**\* Facility Name & Code**

Coal Ridge High School - 1195-0065 ▼

**\* Facility Name & Code**

Elk Creek Elementary - 1195-2573 ▼

**\* Facility Name & Code**

Graham Mesa Elementary School - 1195-3281 ▼

**\* Facility Name & Code**

Highland Elementary School - 1195-3967 ▼

**\* Facility Name & Code**

Kathryn Senor Elementary School - 1195-4510 ▼

**\* Facility Name & Code**

Rifle High School - 1195-7360 ▼

**\* Facility Name & Code**

Rifle Middle School - 1195-7356 ▼

**\* Facility Name & Code**

Riverside School - 1195-7388 ▼

**\* Facility Name & Code**

Wamsley Elementary School - 1195-9231

Other, not listed

Garfield Re-2 Annex (Family Resource Center) Garfi

**\* B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

**Facility Ownership**

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

<input checked="" type="checkbox"/> School District
<input type="checkbox"/> Charter School
<input type="checkbox"/> BOCES
<input type="checkbox"/> Colorado School for the Deaf and Blind
<input type="checkbox"/> 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

We are a public school district.

\*

## Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Garfield School District Re-2 is a Pre-K - 12 public school district serving the communities of Rifle, Silt and New Castle and covering 822-square miles of Western Garfield County. The District has approximately 4,700 students, 350 certified staff and nearly 900 employees and is comprised of 10 schools; six elementary, two middle and two high schools. This project will also include the four auxiliary buildings including the District Office, Transportation, Facilities and the Annex/Family Resource Center.

Our buildings range in age from 100 years old (Annex/Family Resource Center) to 17-years old (Graham Mesa Elementary) All of our facilities were built to the standards of the time.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Twenty years ago, Garfield Re-2 made a significant investment into our school and building safety with the installation of cameras district-wide. Over the years, support, maintenance and upgrades to this system have come from technology or maintenance budgets. The upgrades have never risen to the level of the capital improvements budget.

With school district budgets becoming more and more competitive between teacher and staff salaries, curriculum resources, and maintaining quality infrastructure, dollars for the support, maintenance and upgrade of our video camera systems came from whatever source we could find - and never, in the eyes of our building leaders - enough.

Our district leaders constantly face challenging decisions between investing in academic programming to ensure competent and high-quality education or building operations. However, it is important to note that the safety and well-being of students and staff should be the top priority. Our district needs to upgrade our video camera system to improve accessibility both by Garfield Re-2 staff, and also our community emergency services in the event of an emergency, to improve outcomes for all students and staff during investigations, and provide another layer of deterrence as we work daily to keep students and staff safe. Relying on 20-year-old technology in today's age of school safety requirements is a bit like relying on a flip phone to manage modern cybersecurity threats-technically, it can still make a call if there's trouble, but it lacks the features, real-time capabilities, and overall reliability you need for true protection.

It is imperative that the district invests in updating our video camera infrastructure because it is beyond its useful life. Operations and maintenance focused on repairs will soon not be possible. Financial support will provide a significant component in the Garfield Re-2 School District's overall safety initiatives.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historically the district budgeted \$1.5 million per year to address our capital needs. The \$1.5 million for 14 facilities and sites equates to roughly 2.2% of the organization's entire \$67M budget; and is still not enough to take on the district's \$150 million+ of deferred maintenance. In addition to the annual contribution, the district has had to infuse an additional \$8 million over the last 2-years to address priority capital projects. Major foundational issues at an elementary, boiler replacements, electrical upgrades and other critical needs have required the district to divert general fund dollars to address these projects.

For the 2025-26 school year and the foreseeable future, Garfield Re-2 has \$1.2 million budgeted for capital expenses to meet as many demands as possible. Once the needs of Transportation and Technology are met, there is little else to spend on facility maintenance.

Over the last two years, our District leveraged a performance contract with JCI to complete a multitude of projects to help see us through the next 6 - 8 years. These projects were heavily weighted toward school safety and included upgrading our Panic Alarm System & Speakers, adding window security film to the entrance and side windows of all of our buildings, retrofitting our interior and exterior lighting with LED lights, upgrading boilers in four schools that had outlived their productive lives, upgraded irrigation controls at half of our buildings, and replaced a roof at Wamsley Elementary.

The limited capital projects funding limits our capacity to fund this school safety overhaul without support from programs like BEST.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Garfield Re-2 (1195) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Camera Upgrades (1195-SG00004) - - New - Application Number (44)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

#### \*\*Project Overview\*\*

Garfield Re-2 School District, serving Rifle, Silt, and New Castle, seeks approximately \$404,000+ from the BEST Grant to upgrade its outdated security camera system. Covering 10 schools and four auxiliary buildings, the project will enhance safety for 4,700 students and 900 staff members.

#### \*\*Project Need\*\*

Installed in 2005, the current system is outdated, with low-resolution imagery, limited storage, and aging software. It cannot support effective security monitoring, impacting investigations, emergency response, and student behavior oversight. Recent security concerns, including increased vandalism, student altercations, and a domestic violence threat to a staff member, highlight the urgent need for this upgrade.

#### \*\*Proposed Solution\*\*

The project will replace all security cameras with high-definition models, expand storage capacity, and implement cloud-based video management. Benefits include:

- Clearer video footage for real-time monitoring and investigations.
- Extended storage and improved law enforcement coordination.
- Deterrence of vandalism, bullying, and student misconduct.
- Remote access capabilities for school security teams and first responders.

#### \*\*Budget & Funding\*\*

The total project cost is \$1.1 million, with BEST covering part of the expense and the district funding the remainder. With \$150 million in deferred maintenance, this grant is crucial for prioritizing student safety while balancing other facility needs.

#### \*\*Impact on Safety\*\*

An improved camera system will streamline emergency response, reduce security risks, and provide better surveillance for school administrators and law enforcement. Eight of 10 school principals have identified this upgrade as their top safety priority for their school building.

#### \*\*Implementation & Sustainability\*\*

The district has worked with IT security experts and emergency responders to assess deficiencies and determine solutions. The Facilities and Technology departments will manage the system, which includes a 10-year license agreement for long-term maintenance and replacement.

#### \*\*Conclusion\*\*

Garfield Re-2 is committed to enhancing school safety with modern security technology. This grant will provide a sustainable, long-term solution that protects students, staff, and the broader community, reinforcing the district's proactive approach to school security.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Garfield Re-2 Facilities Master Plan specifically addresses the need to upgrade the District's camera system. At the time of the document publication, it had the need for this project at three to five years, as other safety projects took priority. Now, five years later, the District is in the position that it needs to make this upgrade.

Garfield Re-2 first deployed exterior and limited interior cameras in 2005, marking the initial implementation of surveillance across our school buildings. At that time, the district served approximately 4,000 students across eight schools. As our community grew, we expanded our schools and, in turn, our camera system. In response to evolving safety concerns, we added cameras to our district office and support buildings. Additionally, as student behaviors changed, discipline investigations became more complex and as school safety concerns have heightened nationwide, we increased the number of cameras throughout the district.

All of our cameras operate using Power Over Ethernet (POE), allowing both data transmission and electrical power to be delivered over a single Ethernet

cable. Each school has its own dedicated but aging server to store and manage video footage. Over time, we have upgraded some of these servers to improve processing speed and expand storage capacity, and we have replaced outdated cameras as needed. In the last three years alone, we have replaced 36 cameras.

Despite these efforts, our surveillance system remains significantly outdated and inadequate. The primary limiting factor is our storage capacity and bandwidth from localized software. Our current system does not allow us to retain video footage for an appropriate length of time, nor does it have the processing power to retrieve and serve video efficiently when needed. This has forced us to reduce the resolution of all cameras to 640 pixels, regardless of their actual capabilities, resulting in poor image quality that hinders our ability to properly identify individuals and events.

Furthermore, we have a mix of camera models and software versions across the district, creating compatibility challenges. Some cameras are not fully supported by our current software, leading to inconsistent performance and additional maintenance issues. These limitations significantly impact our ability to leverage modern surveillance technology to enhance security, ensure student and staff safety, and conduct effective investigations when incidents occur.

A BEST Grant would allow us to modernize our surveillance infrastructure, ensuring a reliable, high-quality system that meets the safety and security needs of our schools. Standardizing our camera systems to devices that are able to store 7 - 30 days of footage locally and send to the cloud for storage would expand our ability to investigate issues. It removes a potential point of failure and would enable us to maximize the capabilities of our surveillance technology, providing clearer footage, longer retention periods, and more efficient retrieval when incidents arise.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Garfield Re-2 has recognized for many years that our camera system was quickly becoming obsolete. As identified above, lack of resolution, bandwidth, and capacity have been identified as significant impediments by our school-building leadership.

This has been a topic of discussion and concern for the District-wide safety committee for the last two years. This has not only been an identified need in the Facilities Master Plan, which focused heavily on school safety, but also from our building leadership.

Eight of 10 Garfield Re-2 school principals state that upgrading the camera system is the highest safety priority for their building.

Over the past three years, we have had several significant incidents where an improved camera system would have been beneficial to the investigation. This year, we had a break-in at an Elementary school that included breaking windows and an intruder entering our school, wreaking havoc within the building before leaving. The video footage was low resolution and low quality. We have had three different incidents of significant vandalism where our partners in law enforcement have stated that higher resolution cameras would have benefited the investigation of the crimes.

These high-profile situations are in addition to the everyday events that cause our school principals to access their video cameras. Our principals access the video cameras for things like student conflicts, fights/physical contact, vandalism, and theft.

We have also worked with two Information Technology (IT) consulting and solutions providers to review our existing camera system. This organization also provided our safety committee, Technology and Facilities Department, with information about the capabilities of current video camera technology. Our safety committee, in conjunction with school leadership, has agreed that this is a top priority for school safety moving forward.

## **Solution**



\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The district-wide camera replacement project intends to replace our current security camera system with a modern solution. The successful vendor will work with our building principals and Facilities Director to ensure both the quantity and location of cameras support the building's needs.

The proposed solution will modernize Garfield Re-2's surveillance system by addressing the critical deficiencies in storage, processing power, camera resolution, and system compatibility. Through a strategic upgrade of our infrastructure, this project will ensure that our schools have a reliable, high-quality surveillance system that enhances safety, supports investigations, and meets modern security standards.

#### Upgrading Storage and Processing Capabilities

The most pressing limitation in our current system is the lack of storage and processing power, which forces us to reduce camera resolution and limits video retention. To resolve this, we will:

- Implement a robust Video Management System (VMS) across all 14 district buildings with devices that ensure efficient video retrieval, playback, and secure access to footage
- All cameras will be replaced with a standardized set of high-definition (HD) or better cameras that fully integrate with the upgraded VMS.
- New cameras should have internal storage of a minimum of 256GB or 30 Days Max data and a minimum of a 10-year license to ensure replacement of damaged devices.
- Upgrade our network infrastructure to improve data transmission speeds and allow real-time access to high-quality footage. New Cat 6 wiring will be installed to support the new devices and power as necessary to ensure cameras operate at full resolution to maximize clarity and effectiveness rather than being artificially reduced to 640 pixels.

These improvements will ensure that video can be stored at higher resolutions for more extended periods, allowing for clearer footage and more effective use of our surveillance system.

#### Enhancing System Accessibility and Security Monitoring

Currently, retrieving and serving video footage is cumbersome due to the limited processing power and inconsistent software. To improve system usability, we will:

- Implement cloud-based storage options that allow for faster access to video across all buildings and a new software interface that will also be hosted in the cloud.
- Equip authorized personnel with remote access capabilities, ensuring that footage can be reviewed efficiently in real-time when security incidents occur.

By improving accessibility, we will enable administrators, security personnel, and law enforcement to respond quickly and effectively to incidents.

This comprehensive upgrade will effectively resolve the district's existing surveillance system deficiencies while ensuring a scalable, long-term solution that enhances student and staff safety. By leveraging modern technology, Garfield Re-2 will create a reliable, efficient, and effective security infrastructure that meets the evolving needs of our schools and community.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of

state and local resources.

In addition to the district's long-range facility master plan, the District worked with two Information Technology (IT) consulting and solutions providers to review our existing camera system.

This information was provided to our safety committee, Technology and Facilities Department, with information about current video camera technology capabilities. In conjunction with school leadership, our safety committee has agreed that this is a top priority for school safety moving forward.

This due diligence comes after a significant investment through a performance contract with Johnson Controls to address other safety measures as outlined in the Facilities Master Plan.

Garfield Re-2 is currently in the middle of a Request for Qualifications process, and the initial scope of work will be refined once the successful applicant is selected and they conduct a comprehensive review and analysis of the video camera needs of the District.

Solutions outlined in this grant request will be implemented to ensure that the project will responsibly and compliantly use and leverage all state and local dollars in an effective and efficient manner. The project will be implemented beginning December 2025 with work completed over breaks and on weekends.

### Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The Garfield Re-2 Facilities Master Plan (2019) indicates that the security cameras across the district should be upgraded/replaced in three to five years. As we begin the process of updating our FMP, we have reached the timeline indicted to make significant improvements to this system.

Without upgrading our existing camera system, we will continue to limp along using the existing camera system. The existing camera access software, bandwidth, and storage capacity make our existing camera system of limited support to our students, staff and law enforcement partners when an event that requires an investigation occurs; therefore, this is a high priority investment in our school communities.

If the grant funds are not provided, we will continue to seek grant opportunities to begin replacements, even on a building by building basis. This type of approach will lead to additional complications including operating and maintaining different camera/software systems simultaneously. Additionally, the piecemeal approach over time means that the cost will increase as well.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

All cameras purchased will have a 10-year license agreement. This will ensure that the company will replace the camera if a camera fails. After the license agreement expires, Garfield Re-2 will include camera replacement into the capital improvement budget. Prior to that point, technological advances will dictate a re-evaluation of the system as well as infrastructure upgrades and modifications.

Regular maintenance and operation of the cameras will occur through the collaboration between the Garfield Re-2 Facilities and Technology departments in conjunction with building leadership. Garfield Re-2 Technology Department will ensure camera viability and work in conjunction with Facilities to install and maintain cameras. Any cameras within the 10-year license agreement window will be replaced through the vendor, and building leaders will be responsible for regular evaluation of placement, and condition of cameras to ensure that each building's needs are being met.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

**Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Garfield Re-2 (1195) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Camera Upgrades (1195-SG00004) - - New - Application Number (44)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

65.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

65%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	639,558.75
D. Applicant Match to this Project	\$	415,713.19
E. Requested BEST Grant Amount	\$	223,845.56
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	639,558.75

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

191

0 % \* **O. Escalation % identified in your project budget**

0 % \* **P. Construction Contingency % identified in your project budget**

0 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

12/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

07/31/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The budget was arrived at through the consultation of two Information Technology (IT) consulting and solutions providers. These providers performed a high-level review of our existing camera system and developed a general pricing structure for a districtwide camera system replacement, knowing that the District would be issuing an RFQ for the project.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Garfield Re-2's Director of Facilities John Oldham will be overseeing these projects in conjunction with the Director of Technology, Roger Gose.

John Oldham has been managing school district facilities for over 25-years. During his tenure with the Graves County School District, John oversaw the new construction of four new elementary schools, a performing arts center and new football stadium. John also completed hundreds of other capital projects in the 19 years he worked with the district, including two other major renovations at an elementary and high school. These projects amounted to a substantial amount effort and time on John's behalf and were all executed to a high standard that John continually performs by. Since 2018, John has overseen more than \$28 million in projects with Garfield Re-2 that includes everything from large site improvements, major and minor renovation projects, and new PK facilities within the fourteen buildings he currently oversees.

Roger Gose has been the Technology Director at Garfield Re-2 for 15 years. He has overseen three significant upgrades to the District's network. In addition, his continual forward thinking has created redundancies in the District's Internet infrastructure to ensure that the District has connectivity in multiple

scenarios. He and his Instructional Technology team, including Network Engineer Nate Moe, continue to maintain and improve the District's network and will provide significant support to the camera upgrade project.

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Garfield Re-2 understands the importance of competitive selection through a qualification-based selection process. Garfield Re-2 will follow the CDE/State procurement process.

We have issued an RFQ for the project to solicit qualified vendors.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Currently, Garfield Re-2 will be using general fund dollars to pay for the matching component. We are writing a Garfield County Federal Mineral Lease District grant that is due at the end of February to help support the District's matching funds for this project. We will know the results of that grant in April 2025.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A



**● Campuses Impacted by this Grant Application ●**

**Mountain Phoenix Community School - PK-8 Safety and Security Upgrades - Mountain Phoenix Community School - 1900**

<b>District:</b>	Jefferson County R-1
<b>School Name:</b>	Mtn Phoenix Community School
<b>Address:</b>	4725 Miller Street
<b>City:</b>	Wheat Ridge
<b>Gross Area (SF):</b>	48,525
<b>Number of Buildings:</b>	7
<b>Replacement Value:</b>	\$13,154,643
<b>Condition Budget:</b>	\$5,642,818
<b>Total FCI:</b>	0.43
<b>Adequacy Index:</b>	0.28



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,170,367	\$1,579,630	0.73
Equipment and Furnishings	\$165,646	\$162,495	0.98
Exterior Enclosure	\$1,674,867	\$300,792	0.18
Fire Protection	\$322,050	\$210,634	0.65
HVAC System	\$706,846	\$783,127	1.11
Interior Construction and Conveyance	\$2,853,682	\$1,535,848	0.54
Plumbing System	\$637,795	\$124,017	0.19
Site	\$2,188,544	\$1,027,246	0.47
Special Construction	\$114,721	\$114,722	1.00
Structure	\$2,320,124	\$14,727	0.01
<b>Overall - Total</b>	<b>\$13,154,643</b>	<b>\$5,853,238</b>	<b>0.44</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Mtn Phoenix Community School - Bldg. F	14,175	0.23	2013	\$3,852,483	\$898,179
Mtn Phoenix Community School - Bldg. G	3,850	0.60	1996	\$878,370	\$579,510
Mtn Phoenix Community School - Bldg. B Main	5,200	0.41	1900	\$1,114,662	\$523,639
Mtn Phoenix Community School - Bldg. C	7,100	0.63	1980	\$1,415,141	\$985,682
Mtn Phoenix Community School - Bldg. E Mod. 2	2,400	0.98	1991	\$188,521	\$185,333
Mtn Phoenix Community School - Bldg. D	13,400	0.44	2001	\$3,318,902	\$1,468,316
Mtn Phoenix Community School Site	196,000	0.47	1900	\$2,188,544	\$1,027,246
Mtn Phoenix Community School - Bldg. E Mod. 1	2,400	0.94	1989	\$198,020	\$185,333
<b>Overall - Total</b>	<b>244,525</b>	<b>0.43</b>		<b>\$13,154,643</b>	<b>\$5,853,238</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Mountain Phoenix Community School

**County:** Jefferson

**Project Title:** PK-8 Safety and Security Upgrades

<b>Current Grant Request:</b>	\$275,514.00	<b>CDE Minimum Match %:</b>	53%
<b>Current Applicant Match:</b>	\$310,686.00	<b>Actual Match % Provided:</b>	53%
<b>Current Project Request:</b>	\$586,200.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$586,200.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$10.05	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$5.44	<b>Affected Pupils:</b>	542
<b>Hard Costs Per Sq Ft:</b>	\$4.88	<b>Cost Per Pupil:</b>	\$1,082
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	108
<b>Previous BEST Total \$:</b>	\$239,286.84		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	76%	<b>FY24-25 CSCC Allocation:</b>	\$211,726.56
<b>&lt; 10% district bond capacity?</b>	No	<b>Enrollment as % of district:</b>	1%
<b>Funding Attempts:</b>	1	<b>Free Reduced Lunch %</b>	25.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Mountain Phoenix Community School (1420-6139-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-8 Safety and Security Upgrades (1420-6139-C-SG00001) - - New - Application Number (47)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Mountain Phoenix Community School - 1420-6139-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

School District

Charter School

BOCES

Colorado School for the Deaf and Blind

3rd Party - Please explain the ownership structure, including right to own and make improvements

The school facility is owned by the MPCCS Building Corporation and financed through an investment firm. The Build Corp leases the property to the school.

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If MPCCS ceases to exist, the automatic transfer of principal and interest payments to the bondholder would cease thereby causing a default of the terms of the agreement between the Building Corp and the bond holder. The bond holder would take full ownership of the property and all capital assets thereon.

If MPCCS relocates, the automatic transfer of principal and interest payments to the bondholder would continue until such time as the Building Corp arranges for the sale of the property.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time of purchase in 2011, the school site and facilities were adequate for public school use as they had been occupied for 15 years by a private school. The campus encompassed 5 buildings; two original to the site constructed in 1900, one constructed in the 1980's transported to the site from Lakewood in 1990, and two of new construction added in 1996 and 2001. The site encompasses 4.24 acres and is surrounded by residential housing, a hotel and a city park. It is situated adjacent to the I-70/Kipling corridor.

In 2011, MPCCS had approximately 250 K-8th grade students enrolled and the classroom square footage and grounds were adequate for that enrollment number.

The condition of the facility was good and bond financing via an investment firm was secured. The facility had been well maintained and there were no visual

signs that it suffered from degradation or extreme deferred maintenance. There were no immediate facilities concerns deemed critical or necessary in order to carry out the educational program. The founder of the private school encountered a sudden financial hardship and chose to close the school.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In 2011, MPCs responded to the growing interest of families in the metro-Denver area and worked with an investment firm to acquire the 4.2 acre campus of a private school in Wheat Ridge. At this time, two temporary modulars were purchased from Jeffco R-1 (\$1 each) and installed on site. In 2014 construction of a new middle school building was completed. In 2020, through the combination of a minor renovation BEST Grant award and use of local 5B bond funds, the temporary buildings were demolished due to health and safety threats and replaced with new construction of a multi-purpose building to house our gymnasium and music department classrooms. Minor renovations were performed on an existing "all purpose" building to replace the two classroom spaces that were demolished and add two intervention classrooms.

By 2020, our Homeschool program experienced significant growth and we reached capacity enrollment for our main campus. In 2021, following the increased interest in homeschooling amidst the COVID pandemic, we began investing \$140,000 annually to lease an off-site facility.

In 2023, we refinanced our CECFA bond to procure \$500,000 and used a portion of these funds and additional FY24 Jeffco 5B funds to respond to the increased need to provide students with academic, social and behavioral supports following COVID by renovating 3 large special education/intervention classrooms into 6 instructional spaces. We upgraded our food service kitchen to implement a free lunch program and performed middle school renovations adding two administrator offices, a counseling office, an intervention classroom, constructed an outdoor classroom and safe pedestrian pathways surrounding the building.

Additional capital projects include HVAC repairs to increase energy efficiency, installation of LED lighting fixtures, parking lot and exterior lighting safety improvements, and installation of EV charging spaces.

Capital improvements conducted in the last three years include:

Interior subdivision of Middle School Office Fall 2024, Interior subdivision of large Middle School classroom Fall 2024, Interior subdivision of SPED & MTSS classrooms Fall 2024 & Exterior Middle School Outdoor Classroom, sitework, drainage & landscaping Fall 2024 \$532,100

Replace interior lighting with LED lighting schoolwide Fall 2023 \$40,634

Security Fencing Schoolwide 2022-2025 \$13,662

Early Childhood and Kindergarten Playground Fall 2022 \$436,955

Middle School Casework Fall 2022 \$ 88,449

HVAC replacements and installation of security cages due to vandalism/theft event Fall 2022-Spring 2023 \$100,370 (HVAC Replacements \$78,500,

Construction of security cages \$21,870)

Other HVAC \$28,352

Door lock / rekey turnkeys schoolwide 2022-2025 \$5,904

Hot Water Tank replacements Fall 2024 \$ 6,374

Electrical Panel replacements Fall 2023 \$ \$6,000

Access Control Features (security camera / remote gate at main office) \$6,275

Upper School Elevator Repairs Fall 2024 \$18,202  
New Carpet Primary Bldg \$39,700

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The MPCS Finance Committee oversees the annual budget process on behalf of the Governing Council and works collaboratively with the Master Planning Committee and school directors to address the school's capital outlay and budgetary allocations for ongoing facility maintenance, repair, and prevention activities that extend the useful life of prior investments.

The MPCS Finance Committee maintains two accounts to address the school's annual capital outlay for hard costs: (1) Construction Maintenance/Repair - Building and (2) Building Improvements.

The standard annual budget allocation for Const Maint/Repair is \$25,000; \$20,000 for maintenance and upkeep and \$5,000 for emergency repairs.

The annual budget allocation for Building Improvements varies based on revenue and priority of capital improvements identified by the Master Planning Committee.

MPCS includes \$100,000 in soft costs in our annual allocation for capital outlay. Including soft costs in our budgeting reflects our commitment to employing qualified staff whose expertise in facility management extends the useful life of building assets and optimizes funds spent on hard costs.

For the 2019-20 school year our school wide total capital outlay allocation was \$240,000 which equates to \$429/FTE.

For the 2020-21 school year our school wide total capital outlay allocation was \$265,000,000 which equates to \$480/FTE

For the 2021-22 school year our school wide total capital outlay allocation was \$140,000 which equates to \$250/FTE\* (Effects of Covid-19 on budget and enrollment)

For the 2022-23 school year our school wide total capital outlay allocation was \$241,000 which equates to \$436/FTE

For the 2023-24 school year our school wide total capital outlay allocation was \$255,000 which equates to \$467/FTE

5 year average of \$412/FTE.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Mountain Phoenix Community School (1420-6139-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-8 Safety and Security Upgrades (1420-6139-C-SG00001) - - New - Application Number (47)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?



Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Mountain Phoenix Community School (MPCS) is a Jeffco charter school offering a pK-8th Grade curriculum guided by the Core Principles of Public Waldorf Education. Rich in the arts, music, experiential learning, and scientific inquiry, MPCS's educational approach is whole-child centered, inspiring students to become creative thinkers able to work cooperatively to solve tomorrow's problems. Students emerge from MPCS with a mastery of skills in alignment with state standards and seeds planted for a lifelong love of learning. MPCS maintains CDE accreditation as a Performing School and Jeffco reauthorized our charter for a 5-year term through 2030.

Given the rise of school violence, children feel constantly exposed to this danger and there are increasing numbers of families who are concerned about safety at school. School staff are significantly impacted by the potential call to keep students safe in the most extreme circumstances that could put their own lives at risk. These concerns are exacerbated by our proximity to the I-70/Kipling corridor with intensive law enforcement activity and the potential safety hazards presented by proximity to two extended stay hotels, and a public park across the street. Encroachments onto our campus since COVID is a serious concern we continue to manage. The components of this safety and security project focus on our efforts on the infrastructure, practices and site improvements we can control within the context of the identified local hazards.

Before COVID, MPCS regularly used a public park across the street from our campus for our games/PE classes due to deficiencies in the grading of our field / fire staging area that resulted in persistently muddy conditions making the space unsuitable for student activities for nearly half the school year. Using the park has become untenable due to the known risks of exposure to hazards at the park and in the school vicinity. Furthermore, the field is the designated emergency egress / fire staging area for 400+ students and is the only space on campus large enough to accommodate this purpose. MPCS would use BEST funds to install a durable, artificial turf surface in order to conduct our program within the safety of our campus and ensure the fire egress/staging area is accessible at all times.

At this time, MPCS does not have a comprehensive, technological school safety and security system capable of integrating all aspects of our building safety infrastructure and ensuring streamlined initiation of emergency response procedures across our seven-building campus. BEST funds to install and consolidate security systems including video intercoms, door locking mechanisms with credential tracking, door alarms, security cameras and a comprehensive emergency alert and notification systems into a single, integrated platform.

The components of this safety and security project work together to reduce vulnerability and increase overall security through enhanced site preparedness and in

### Project Description

### **Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### **Deficiency**

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Each component of our project addresses safety hazards identified by our school, which aligns with the BEST grant's top funding priority.

MPCS is committed to improving and developing its school facilities in order to provide its students excellent learning opportunities in a setting equivalent with district managed schools. As a public charter school, MPCS is fully responsible for the cost of its facilities and is challenged by limited funding. We have strategically managed our resources to ensure our facilities matched the needs of our students, however, the buildings on our campus do not include many of the safety/security features that have become standard in public schools. The components of this project work together to increase our school's overall security by enhancing site preparedness and our capacity to respond to school events and local hazards that are beyond our control.

During the COVID shut down, our campus was severely impacted by our proximity to two extended stay hotels and a public park which experienced increased law enforcement activity and large scale encampments created by unhoused individuals. We experienced encroachment upon our school boundaries as well as trespassing and theft. Evidence of illicit drug use and camping sites appeared on our campus, including clothing remnants, blankets, human feces and expended needles. There have been people in the playhouses on the preschool playground, campers parked in the parking lot, groups of people gathered around the electric car charger station. We have had to tell a woman that was shooting up in the trash enclosure to leave the premises. In 2023, MPCS was the target of vandalism and theft of the copper contained in several HVAC condenser units. This resulted in \$75,000 in repairs and \$15,000 to construct security cages around the replaced units and in three additional locations to protect other units on campus. We have worked closely with Wheat Ridge law enforcement and community services partners as we returned to school and began to re-inhabit our campus. Despite the posting of No Trespass and Private Property signage, our Facilities Manager continues to have regular encounters with individuals camping/sleeping on the boundary of the

property. While most individuals move along peaceably, it is a general condition that reduces the feeling of safety and security across the school community.

#### DEFICIENCY #1 - FIRE EGRESS & STAGING AREA / FIELD

Before COVID, MPCS regularly used Fruitdale park, a public park across the street from our campus, for our games/PE classes. This was our solution in response to deficiencies in the grading of our field area that resulted in erosion of the surface and persistently muddy field conditions making the space unsuitable for student activities for nearly half of the school year. This space is also our emergency fire egress/staging area and holding high impact activities off site helped reduce further erosion and preserve the space for emergency use. After returning to campus following the COVID shut down, we found we had to reconsider our use of the park due to the potential risk of exposure to hazardous items frequently found there, including used needles and other disposed, unsanitary items, which also caused the city to lock the bathrooms to public use. The city has been doing its share of managing use and impacts at the park: a needle disposal container has been installed, a disc-golf course to encourage additional use of the park has been constructed and a dog park on the far side of the park has been constructed. These activities appear to be having some success in encouraging other uses of the park, which prompt us to reconsider our use of the park for different reasons. There have been several instances of dog fights in the park area, one of which our PE teacher helped to break up, and we do not want our presence to discourage access to the disc golf course. While using the park worked for several years, it has become untenable due to the known risks of exposure to potential hazards we have seen at the park and in the vicinity of school.

Importantly, the field is the designated emergency egress / fire staging area for 400+ MPCS students. It is centrally located and the only space on campus large enough for this purpose; we have decided to reschedule a fire drill on more than one occasion in order to avoid muddy conditions on the field.

Upgrades to the emergency egress and fire staging area are needed in order to conduct our program within the safety of our campus and ensure our fire egress/staging area is accessible at all times.

#### DEFICIENCY #2 - SCHOOL SAFETY AND SECURITY SYSTEMS

Since COVID we have been actively adapting our educational program to meet the extensive academic, social and emotional needs of our students and staff. Our School Response Team has experienced an increased frequency in calls from teachers related to student elopement. We have seen an increase in unsafe student interactions on campus and the piecemeal approach to exterior and interior surveillance systems are proving inadequate. Three years ago we had to call 911 to respond to a student drug overdose in a classroom, for which two doses of Narcan were administered. We have experienced an increase in aggressive, threatening interactions with parents on campus. In the last two years our percentage of Free / Reduced Lunch Eligible students we serve has increased from 13% to 25%. There is a direct correlation between poverty and student needs in all areas: social, emotional, behavioral, and academic. Implementation of additional security measures across campus allows us to respond more effectively and efficiently to situations in an environment that has become increasingly unpredictable.

At this time, MPCS does not have a comprehensive, technological school safety and security system capable of integrating all aspects of our building safety infrastructure and ensuring streamlined initiation of emergency response procedures across our seven-building campus.

#### Sub-Standard EAN system

The current Event Alert and Notification (EAN) System is inefficient and does not meet industry standards established to effectively and efficiently respond to emergency situations. It is a special case use of the existing "All Call" function on an NEC IP phone system used for inter-school communications. This system

presents multiple inefficiencies and possible points of failure. The system is not equipped with pre-recorded messages that could be activated for automatic broadcast. It requires an individual to physically initiate and make a live announcement using the all-call function. Furthermore, there are only two phones in the system equipped to initiate the "all call" function. In the event of an actual need to lockdown, the current system depends on an individual potentially risking their life to make the announcement prior to securing their own safety behind a locked door.

Additionally, the system is not equipped with an emergency broadcast override feature, therefore it depends on each phone in each of the 38 classrooms across the school to be functioning in a similar manner - meaning none can be set to "do not disturb" (which happens) and all must be operating at a sufficient volume to ensure any notification could be heard over regular classroom activity.

There are gaps in alert and notification coverage across the campus because the system only reaches the classrooms and offices equipped with phones. This leaves students and staff who may be in hallways, bathrooms, or common areas vulnerable because they likely will not hear the announcement. There are three outdoor horns which are not adequate to ensure fully audible transmission of an alert across the 4.2 acre campus. The school is not equipped with visual alerts throughout the campus, which limits our EAN to just the phone intercom system. Lastly, it has the ability to call either ONE phone or ALL phones; there is not a zoned communication feature which is essential given the educational program spans preschool through 8th grade across seven buildings.

#### Lack of Automated Locking Access Control Mechanisms

Currently, the school has three entry gates along the fenced security perimeter of the site. All three are equipped with keypad entry. MPCS has designated two gates as controlled and monitored visitor access points. These gates direct individuals to proceed to the main entry door of either the Main Office (Building A) or the Upper School Office (Building F). Both gates currently have functionality to be operated remotely by staff in conjunction with keypad entry. Building A gate is equipped with a video and intercom communication system allowing staff to verify and visually confirm who is requesting entry. This system is not integrated into the other security camera system on campus; it operates in isolation and can be monitored from only one location on campus. Building F gate is not equipped with a video and intercom system at this time. The current practice is for an individual to call the Upper School office to identify themselves and request access, after which our staff member remotely opens the gate. While these access points are somewhat controlled, the existing keypad entry systems can easily become insecure if the keypad code is shared and it does not allow the school to track visitor identities. Overall, these systems are inefficient, unreliable and do not afford the school the level of control required to safeguard against entrance onto school grounds by unauthorized persons.

The existing control system in place for accessing the exterior doors of all seven buildings on the site is a physical lock and turnkey system. This system is inefficient and also below industry standards of practice. Beyond the fact that daily/ongoing access is cumbersome, as most cases require you to find the "sweet spot" to turn the key and unlock the door, in an urgent situation this system does not allow staff swift access inside that could be crisis preventing or even life saving. The ongoing management and maintenance of this antiquated system is costly and there is no way to recoup the financial investment in the components when they fail such as lock replacements, bent/broken keys, or lost/stolen keys that require school wide rekeying of all the locks, not to mention the time it takes to schedule and perform that work and reissue new keys to 90+ staff members. MPCS has spent over \$6,000 on key / lock replacements over the last 5 years. Although it is presumed everyone with a key is authorized to access the facilities, under this system the school cannot provide the level of security achieved by the ability to track and control individual access. The lack of automated electronic locking mechanisms on exterior building doors has to be addressed in order for the school to consider installing panic buttons, which are considered the industry standard. None of our exterior doors are equipped with monitored door contact switches to ensure a quick response if doors are propped or fail to close properly.

#### Inadequate security camera system

The existing security camera system consists of 9 cameras school wide, 4 indoors and 5 outdoors. We have experienced an increased frequency in calls from teachers related to student elopement. Deficiencies in coverage areas have prevented us from capturing footage of students leaving campus. We have seen an increase in unsafe student interactions on campus and our exterior and interior surveillance systems are inadequate. The recorded footage is blurry and the recording stream contains significant gaps preventing us from having incident footage. Low resolution cameras and non-overlapping coverage creates blind spots, posing safety risks and reducing our ability to investigate incidents.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

#### DEFICIENCY 1 - FIRE EGRESS & STAGING AREA / FIELD

Our facilities team has consulted with various landscapers in the past who propose proper grading to allow for the establishment of grass. Prior to COVID, resodding efforts took place for multiple years, with intensive efforts put into getting the grass established over the summer months. Being only one-third the size of a football field, the space is highly impacted by intensive daily use by PE classes and recess play for over 65% of the students enrolled; this percentage increases for drills and festivals as described earlier. The grass never gets established causing further erosion of the site, making year over year attempts to re-sod wasteful and the cycle continues. Given the intensive use and importance of year round accessibility for safety reasons, mitigation through investment in a more durable surface is essential.

#### DEFICIENCY 2 - SCHOOL SAFETY AND SECURITY SYSTEM

MPCS has used internal and external resources to identify the stated deficiencies related to the schools safety and security systems. Internally, our School Response Team (SRT) provides leadership and ensures safety across the school on a daily basis and guides the school's implementation of the Jeffco Emergency Operations Plan (EOP). The stated deficiencies regarding the current safety and security systems have been identified as such because they fall short of the emergency preparedness standards, practices and technologies contained in the EOP and commonly implemented at district managed schools.

Our SRT also works in close collaboration with Jeffco's Department of Safety and Security in the preparedness phase of our emergency management planning. Each year, following the annual Lockdown drill, our SRT completes an After Action Review with Jeffco's Safety and Security team to review emergency practices, logistics and systems. Deficiencies (and merits) regarding these systems are noted during this debrief and have informed the stated deficiencies, especially related to malfunctioning turnkey locks, the inability to hear the drill announcement clearly schoolwide, and the lack of panic buttons to immediately secure the school.

Additionally, our SRT has completed a Threat and Hazard Risk Assessment to evaluate the potential risk levels for our school in relation to: Natural Hazards, Technical Hazards, Biological Hazards and Adversarial, Incidental and Human Caused Threats. We have analyzed and considered our school's potential risk by considering the frequency, magnitude, advance warning, and severity presented by each hazard. We are continuing to develop and refine the unique Incident Action Plans in place to guide our response in the event such an emergency situation occurs. Our stated deficiencies impede our ability to respond to the potential hazards presented by the Adversarial, Incidental, and Human-Caused Threats which have been described throughout this grant application and encompass the highest risk priorities we have identified at this time.

Externally, a formal site assessment was conducted on December 17, 2024 by Brad Stiles at the Office of School Safety. These findings largely aligned with the known conditions identified by our SRT and have been incorporated into our ongoing safety and security planning and prioritization process.

The current scope of known site and safety and security deficiencies have been identified through the combination of these leadership practices and experience gained by responding to actual school safety emergencies, always with a critical eye on: 1) overall safety and security conditions, 2) reducing the risk to students and staff, and 3) minimizing facility damage. These activities demonstrate the thorough investigation and diligence undertaken to identify the stated deficiencies.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

In order to address the existing safety hazards impacting our school community, MPCs must make site improvements to construct an activity field fit for year round use within the safety perimeter of the school grounds and provide staff, students, and community members assurances that the school is equipped with a schoolwide event alerting and notification system that meets industry standards and the means to quickly access safety behind a locked door.

### **FIRE EGRESS & STAGING AREA / FIELD**

Improvements to the existing field area would ensure year round access to the school's emergency egress / fire staging area. Additionally, these upgrades would effectively reduce exposure to potentially hazardous situations and materials presented by continuing to use the city park for student PE/Games classes when field conditions make it inaccessible. Scope of work to implement this solution includes site work to correct the grading and ensure proper drainage, compacting of 3-4" base material, installation of manufacturer recommended silica and sand infill and installation of 15,000 - 18,000 sq ft (one-third the size of a football field) of high-traffic artificial turf to enable year round accessibility.

### **COMPREHENSIVE, INTEGRATED SCHOOL SAFETY AND SECURITY SYSTEM**

Development and implementation of a comprehensive, technological school safety and security system that integrates all aspects of our building safety infrastructure is the most efficient and effective solution to ensure a unified system that streamlines safety monitoring and enhances the efficiency of all emergency response procedures across our seven-building campus.

Such an integrated system encompasses these top-priority components identified to increase safety and security in light of the identified safety hazards. Integration. This project unifies, streamlines, and consolidates various security systems such as video intercoms, door locking mechanisms with credential tracking, door alarms, security cameras and a comprehensive emergency alert and notification systems into a single platform. The changes will reduce vulnerability, enhance our safety and security posture, and simplify user access and training by allowing monitoring and control through centralized application. Integrating these separate systems into a unified platform improves ease of use, monitoring, maintenance, licensing, and technical support. Additionally, it provides remote access and facilitates information sharing with local first responders, ensuring optimal information sharing for our collective response to any incident. Scope of work includes engagement with industry professionals to design for the seamless integration of low-voltage and cloud based project components.

Automated, campus-wide event alerting and notification (EAN) system.

Installation of an intercom and visual alert system in each classroom and common space (both indoors and outdoors) would replace the use of the existing NEC phone system as an intercom communication system. An integrated public announcement system supports efficient inter-school communications, promoting ease in our daily operations. Pre-recorded verbal messaging can be used for a variety of emergencies and zoned-paging features enables staff to

select and address specific buildings with targeted communication. This EAN system conforms to the industry standard and is the most effective and efficient solution to replace the existing system which relies on manual activation and live messaging for emergency notification.

Installation of a panic button for the reception staff in both main entry buildings is the most effective way to ensure life-safety and enable the most efficient response by the entire school community for the most extreme emergencies, such as a lockdown protocol. Beyond supporting the integration of communication between our 7-building campus, this system will notify and mobilize our safety partners including local law enforcement, fire and medical agencies, as well as district safety and security personnel in the event of an emergency. Currently, we rely on an individual to dial 911 to report an event and then alert Jeffco Safety Security Dispatch over a Jeffco issued radio connected to the County Emergency Network. Scope of work to implement this solution includes running of 8,000+ ft of Cat 5e cable for installation of indoor speakers to provide full campus coverage (38 classrooms, 21 offices, 18 bathrooms, and 5 interior hallway/throughway/foyer spaces) and 8 outdoor horns. Installation of 38 normal/emergency call switches. Related infrastructure upgrades include network augmentation and purchase of software/hardware packages and product training.

Automated locking access control mechanisms.

Installation of an automated electronic access control system to all exterior doors and gates would allow for better management of the school spaces being accessed via these doors. This system would enhance ease of regular access for staff with authorized credentials throughout the day and increase safety for all by allowing more efficient, automatically activated access in the event of an emergency or need to get inside quickly. This system significantly enhances student safety by preventing unauthorized access to educational spaces. School wide safety is enhanced by the capacity to quickly regain and restrict access control by reprogramming electronic credentials such as fobs/pass cards in the event one is lost or stolen. This technological solution is the most effective and efficient means to control and monitor building access and replace the expense of having all turnkey locks rekeyed school wide in the event of security issue or lost key, and eliminate the inefficiencies of issuing new keys to 90+ staff members.

In addition to automated electronic locking mechanisms, two perimeter gates will be equipped with video based intercom systems to allow school personnel to monitor and control visitor access at the main entry points. Scope of work includes installation of 35 automated locking mechanisms (5 on perimeter gates, 25-30 exterior doors across 7 buildings) and RF-based access control credential readers, 100+ electronic programmable access devices, appropriate control panel units, and electronic entry management control software. Two video based intercom systems at key entrances will permit multi-factor authentication and use IP technology to allow visitor screening from multiple positions by multiple personnel and enable integration with other security camera solutions across the campus.

Door position alarms / monitoring system.

Installation of door contact alarms on all exterior doors will increase control over the building perimeter and reduce potential exposure to harm by alerting staff to doors that are propped or accidentally left open due to inconsistent operation, failure to latch, etc.. Scope of work includes installation of contact switches on all 30 exterior doors, and integration into accompanying control panels.

Enhanced indoor/outdoor security camera system.

Installation of a CCTV system across the school campus allows for site-based monitoring of indoor and outdoor spaces across the campus facility and includes videotaping on a 24-hour basis. Video surveillance is important for reference regarding disciplinary action or criminal investigation. Installation of such a system conforms with safety monitoring systems articulated in the EOP and staff recognize and appreciate the added security and behavior deterrence that a comprehensive camera security system can bring. Scope of work includes installation of 26 video cameras that meet performance standards for detecting and recognizing people or objects within camera view, to be positioned at 13 indoor locations and 13 outdoor locations to ensure



overlapping and complete coverage. We will ensure each exterior door is equipped with camera surveillance to record activities and access. Installation of pylon/pole mounted lighting and cameras throughout the campus and parking lots will be considered in order to provide full coverage of the school site from the outside looking in perspective.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Extensive planning and due diligence has been undertaken in order to arrive at the proposed solutions. Multiple facets of the school's shared leadership teams have worked in collaboration with each other, engaged with external subject matter experts, and conducted research into industry standards, best practices and recommendations in order to develop the proposed project solutions which are efficient, effective, and optimize the use of state and local resources.

The school also requested a facility assessment and school site analysis by the Colorado Office of School Safety Resource Center, which was completed in December 2024 and included a US Department of Homeland Security survey for K12 schools. A summary letter of observations and suggestions for consideration was issued and used by our various school teams to develop the proposed solutions.

In preparation for this project, MPC's safety and security practices and infrastructure were reviewed by our School Response Team (SRT) to provide site based operational and logistical deficiency information informed by daily operational experiences and ongoing collaboration with Jeffco's School Safety and Security Department (Jeffco SSSD). As a Jeffco Charter School MPC complies with the Jeffco's SSSD protocols related to training and responding to emergency situations. We follow the standard emergency response protocols established by the i love you Foundation and train annually on a school wide lockdown drill supervised by Jeffco SSSD. Following each lock down drill MPC's SRT members receive a drill debrief from Jeffco's team which provides us critical feedback regarding merits and deficiencies which we take into consideration to increase efficiency of response and actual safety on site. This project addresses the high-priority deficiencies and proposed solutions discussed in collaboration with Jeffco's team and is also based on the solutions implemented in Jeffco neighborhood schools. MPC values this partnership and is working towards solutions that more fully align with the suggested standards in the Emergency Operations Plan. These conversations have been supplemented by research into nationwide best practices and industry standards for safety and security systems.

The MPC Tech Committee, working in collaboration with Hartcraft Inc., a subject matter expert having extensive knowledge of MPC's technical infrastructure capacities and upgrade requirements, conducted a comprehensive review and inventory of existing technologies and security elements. The team developed a Unified Campus Communications and Emergency Response RFP that has been submitted to multiple vendors. Meetings with these vendors promoting various solutions and two returned quotes have informed the prioritization and scope of proposed solutions.

The MPC Master Planning Committee reviewed existing facility information contained in the school's Facility Master Plan, including all past building improvements, assessments and reports maintained over the history of MPC's facilities and site development. CCAB Public School Capital Construction Guidelines have also been reviewed.

MPC Facilities staff, SRT members, and Leadership hold an in-depth understanding of MPC's site deficiencies and affiliated security risks. We have consulted with multiple landscape architects to arrive at the proposed 30-year solution for artificial turf, which keeps students safely on campus year round for PE classes, and ensures students have an accessible play space and fire staging area at all times.



The solutions proposed for this safety and security grant are based on the diligent and collaborative work led by our school's SRT members to fulfill the school's responsibility to protect students and staff from the effects of hazardous events and pursuing solutions that address all phases of emergency management.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency of this safety and security project is not driven by a known timeline for failure. Rather, the project centers around the urgent and important need to execute prevention and mitigation activities integral to our Emergency Management Plan by establishing industry standard safety and security conditions school wide, thereby generating peace of mind and increased feelings of safety and security for MPCs staff, students and community members.

We strive to put the safety and security of our students and staff first and want to do everything we can to keep them physically and mentally safe. Given the rise of school violence and media coverage of that violence, children feel constantly exposed to this danger and there are increasing numbers of families who are concerned about safety at school. School staff are significantly impacted by the potential call to keep students safe in the most extreme circumstances that could put their own lives at risk.

These concerns are exacerbated by our proximity to the I-70/Kipling corridor with intensive law enforcement activity and the potential safety hazards presented by our proximity to two extended stay hotels, and a public park across the street. Encroachments onto our campus is a serious concern we continue to manage. The components of this safety and security project focus our efforts on the infrastructure, practices and site improvements we can control within the context of the identified local hazards

Through these upgrades we can further protect both the physical security of our students and staff on our campus, and bring them peace of mind that our facility is sufficient for students to remain within the safety of campus year round, rather than needing to access the city park for activities.

We believe it is important that these safety and security upgrades are implemented as soon as possible to increase the physical safety and mental wellbeing of our students, staff and community and to provide reassurance to all that our school affords its community the general protections on par district managed schools. Continuing to operate under the known deficiencies reduces staff morale and represents an extra burden we carry in the event we are called to protect students in a true emergency.

If the grant is not awarded we will attempt to prioritize improvements giving our leadership the difficult task of determining which safety and security improvements are more important than others.

Without the BEST Grant funding we will only be able to complete a portion of the project and overall completion could take several years. We have applied for funding via a BEST Grant to allow us to complete all of these improvements in a timely, efficient manner to avoid multiple mobilizations and expenses incurred if executed in multiple phases. Simultaneous implementation of the entire project is important because several components are dependent upon each other, thus, improving one without the others renders the whole project less effective.

If the project is not awarded funding we will continue to provide the safest learning environment possible while determining which of the components can

move forward and which have to be delayed.

The deficiencies identified for this BEST grant safety and security project address the prevention/mitigation phases of our emergency management efforts. Prevention and mitigation efforts are intended to eliminate hazards and vulnerabilities, reduce the probability of hazards and vulnerabilities causing an emergency situation, or lessen the consequences of unavoidable hazards and vulnerabilities.

Fortunately, at this time, addressing the identified safety and security deficiencies is a pre-disaster activity.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

As a capital project including site work and various technological components, all elements of the completed project will be integrated into our existing Facility Master Plan, which addresses plans to maximize the useful life of all components by tracking ongoing conditions and working in collaboration with our Finance Committee to ensure budget allocations are made according to regular maintenance, subscription, and end of life replacement cycles.

Site improvements to ensure our activity field is accessible year round will be maintained according to manufacturer recommendations to maximize the life of the project. Regular inspection and condition monitoring to ensure proper function and drainage will be conducted by school maintenance staff. A 15-year warranty is typical and warranty information will be retained for reference.

Technology based components of the integrated security control and notification systems will be maintained by keeping the software and any firmware updated, maintaining subscriptions and licenses necessary to keep controls and monitoring up to date, and regular inspection and testing by school maintenance staff will ensure proper functioning. Warranty information as well as Operation & Maintenance Manuals will be retained for reference. The replacement of new system components will be phased into our annual budget according to projected life cycles and any mid-cycle damages will be serviced by the appropriate professional service technician. Initial training for staff on system use and management as well as succession training as needed will be resourced. System documentation and any user manuals, ongoing technical support resources and maintenance options will be retained for reference. The MPCS Tech Committee, SRT, and Facilities team will integrate new maintenance protocols into standard operating procedures to ensure technology maintains installation quality.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Mountain Phoenix Community School (1420-6139-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-8 Safety and Security Upgrades (1420-6139-C-SG00001) - - New - Application Number (47)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

53.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

53%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	586,200.00
D. Applicant Match to this Project	\$	310,686.00
E. Requested BEST Grant Amount	\$	275,514.00
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	586,200.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) Colorado Education and Cultural Facilities Authority Charter School Revenue Bonds, Series 2023  Operational Reserves - restricted for facilities use		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$ 10.05 Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

108


5 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/02/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/08/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate for this project is derived from a diligent process to identify and specify the scope of each project component, consulting with industry experts and issuing Requests for Proposals. We have obtained two quotes for the implementation of the safety and security systems scope of the project and three quotes for the site upgrades / turf installation. We have included escalation costs given the project will not be started within the quote timelines. There are no unique or atypical considerations impacting our budget.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be managed by MPC's two school Directors, working in collaboration with the school's Facilities Manager to ensure access to the site and our Business Manager to ensure record keeping, documentation, and financial transactions are made timely. This team of internal staff will work collaboratively to ensure the project is scheduled and performed according to specifications. This team regularly oversees capital improvements across the school.

Maggie Payne, Director of Education, Upper School  
Michael Heffernan, Director of Education, Lower School

Vincent Ruiz, Facilities Manager  
Suzanne Blette, Business Manager

### Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

MPCS will follow CDE Consultant/Vendor Selection Guidelines. Based on the scope of this project, these guidelines align with MPCS established procurement policies.

### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The primary funding option available to MPCS is derived from the \$500,000 in CECFA Charter School Bond Funds procured in 2023. To date, MPCS has used \$250,000 of these funds in combination with local 5B bond funds to complete capital improvements allowing us to better serve the changing needs of our students. We are using the remaining CECFA Bond funds and our financial reserves to meet our match obligation for the BEST Grant. We intend to apply for other state safety and security grants, however, due to the timing of these grant cycles, the BEST grant is our best option for leveraging our available funds in support of our safety and security needs.

### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A



Mountain Phoenix Governing Council &  
 Mountain Phoenix Community School Foundation  
 4725 Miller Street  
 Wheat Ridge, CO 80033  
[GoverningCouncil@mountainphoenix.org](mailto:GoverningCouncil@mountainphoenix.org)  
[Foundation@mountainphoenix.org](mailto:Foundation@mountainphoenix.org)

Colorado Department of Education  
 Building Excellent Schools Today  
 1580 Logan St. Suite 310, Denver CO 80203

March 5, 2025

RE: Mountain Phoenix Community School Safety/Security Grant Application

Dear Capital Construction Assistance Board (CCAB),

Please accept this letter on behalf of the Mountain Phoenix Community School (MPCS) Governing Council & Foundation, in support of the 2025 Safety/Security grant application to reduce vulnerability and increase overall security through site improvements that increase their ability to respond to internal events and local hazards beyond their control. We jointly submit this letter as a show of support for the grant submission by the school, requesting funding for: fire egress / field improvements, upgrades to security camera system & automatic locking/keyless entry system and door replacements, upgrades to the Event Alert Notification System including bell/zoned PA System, video/intercom equipped controlled access points on main entry gates, door contact alarms on all exterior doors and more, all included in their Safety/Security application.

The MPCS Governing Council proudly serves the functions of director, financial and mission/vision oversight in a collaborative leadership structure grounded in the [Core Principles of Public Waldorf Education](#). In its 18th year as a Jeffco charter ECE-8th Grade, MPCS continues to maintain relevance offering their unique, developmentally appropriate, student-centered & arts infused curriculum.

The MPCS Foundation is a 501(c)(3) non-profit entity that raises money for our school. During the 2024-2025 school year, the Foundation raised over \$100K via amazing community support with a large number of individual donors who believe in MPCS. With these funds, the Foundation is able to: Aid professional development and training for faculty (approximately 100 staff); support the Waldorf-inspired classrooms and curriculum; supplement day and expeditionary field trips (students begin their overnight adventures beginning in 3rd Grade which culminates in a full-week trip in 8th Grade) and provide grant matching and funds for capital improvements to the campus.

MPCS has a long-standing reputation for having “the most unique campus in the District.” The unique and historic (not officially listed) campus requires much in the way of capital improvements. By awarding MPCS the BEST grant for their Safety/Security upgrades that will bring the school up to the current standards of neighboring schools in our District, you allow the Foundation to continue to utilize funds for educational program enhancements (very much including a renewed commitment to educational excellence and thus rigorous professional development) and keep trips available to all students (particularly during a time when student demographics are changing such that our FRL population increases every year).

Thank you for considering awarding MPCS a Safety/Security BEST grant this year.

Sincerely,

Erin Hartlein, President MPCS Governing Council

Jennifer Olson, President MPCS Foundation



Jeff Pierson, Executive Director of School Safety  
Jeffco Schools  
809 Quail Street, Building #1  
Lakewood, Colorado, 80215  
jeffrey.pierson@jeffco.k12.co.us  
(303) 982-3186

March 24, 2025

Andy Stine, Executive Director of Capital Construction  
Division of Public School Capital Construction Assistance  
1525 Sherman Street, Suite 309  
Denver, CO 80203

Subject: Support for Mountain Phoenix Community School's BEST Grant Application

Dear Executive Director Stine,

I am writing in strong support of Mountain Phoenix Community School's application for the BEST grant, submitted to the Public School Capital Construction Assistance Board (CCAB) for the Colorado Department of Education. This grant would enable the school to upgrade its safety and security technology systems, ensuring a safer environment for students and staff.

Over the past 15 years, Mountain Phoenix has grown from a small, three-room schoolhouse in Coal Creek, serving just 59 students, to a thriving campus in Wheat Ridge with over 500 students across seven independent buildings. While the school has made significant security improvements, including a perimeter fence and electronic gate locks, further upgrades are essential to enhance campus safety.

With the support of this grant, the school aims to implement a comprehensive security system integrating and upgrading existing safety measures. Enhancements would include improved security cameras, door alarms, an emergency mass notification system, panic buttons, and keyless entry upgrades across all buildings which is consistent with other schools across JEFFCO.

The school's location near Interstate I-70 and Kipling Parkway has seen an increase in security concerns, with rising burglary rates reported by the Colorado Bureau of Investigation's Colorado Automobile Theft Prevention Authority. Despite their best efforts with limited funding, these necessary upgrades are critical to ensuring the safety of students, staff, and the broader school community.

I strongly encourage full and fair consideration of Mountain Phoenix Community School's application in accordance with all applicable laws and regulations.

Thank you for your time and attention to this important matter.

Sincerely,  
Jeff Pierson,  
Executive Director of School Schools  
Jeffco Schools

**From:**

**Officer Marc Fisher**

**School Resource Officer**

**Wheat Ridge Police Department**

**7500 W 29<sup>th</sup> Ave, Wheat Ridge CO 80033**

**To:**

**Colorado Construction Assistance Board**

To whom it may concern,

I am writing this letter on behalf of Mountain Phoenix Community School in support of their BEST Grant Application. I am a police officer with the Wheat Ridge Police Department, currently assigned as a School Resource Officer (SRO). I work in close partnership with the administration of Mountain Phoenix to foster a safe environment for students and staff of the school.

In reviewing the security improvements that this grant would afford the school, I believe this will greatly enhance the safety of the school in its entirety. As a school resource officer, my priority in my partnerships with schools is to make each educational environment as safe as possible. In my opinion, the specific projects and enhancements that this grant will make possible for Mountain Phoenix will significantly increase the security of the school and the population it serves.

Some of the projects that Director of Education Maggie Payne mentioned to me included improving the emergency notification system of the school. Communication is critical in any kind of emergency response and this improvement will enhance the emergency communication between the different buildings on Mountain Phoenix campus.

Improving the quality of the surveillance system as well as the improvements that are planned for the exterior doors and access points will also provide critical infrastructure enhancements that are vital in fostering a safe environment for schools. These improvements will also increase the effectiveness of law enforcement and medical response in emergency situations.

In conclusion, I believe that this grant will provide a significant positive impact to the students, their families, and the staff that serve them.

Sincerely,

Officer Marc Fisher

● **Campuses Impacted by this Grant Application** ●

**Colorado Early Colleges Fort Collins - 6-12 HVAC and Elevator Replacement - Colorado Early Colleges Fort Collins HS - 1980**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Colorado Early Colleges Fort Collins HS
<b>Address:</b>	4424 Innovation Drive
<b>City:</b>	Fort Collins
<b>Gross Area (SF):</b>	91,674
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$26,750,606
<b>Condition Budget:</b>	\$9,148,987
<b>Total FCI:</b>	0.34
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,604,405	\$2,262,720	0.40
Equipment and Furnishings	\$627,103	\$0	0.00
Exterior Enclosure	\$5,185,371	\$2,546,390	0.49
Fire Protection	\$1,310,394	\$0	0.00
HVAC System	\$2,512,203	\$815,822	0.32
Interior Construction and Conveyance	\$4,037,128	\$880,392	0.22
Plumbing System	\$2,006,310	\$1,415,642	0.71
Site	\$1,994,097	\$1,228,024	0.62
Structure	\$3,473,596	\$0	0.00
<b>Overall - Total</b>	<b>\$26,750,606</b>	<b>\$9,148,990</b>	<b>0.34</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Fort Collins HS Site	245,678	0.62	1980	\$1,994,097	\$1,228,024
Colorado Early Colleges Fort Collins HS Main	91,674	0.32	1980	\$24,756,510	\$7,920,966
<b>Overall - Total</b>	<b>337,352</b>	<b>0.34</b>		<b>\$26,750,606</b>	<b>\$9,148,990</b>

● **Campuses Impacted by this Grant Application** ●

**Colorado Early Colleges Fort Collins - 6-12 HVAC and Elevator Replacement - Colorado Early Colleges Fort Collins MS - 1989**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Colorado Early Colleges Fort Collins MS
<b>Address:</b>	4512 Mcmurry Avenue
<b>City:</b>	Fort Collins
<b>Gross Area (SF):</b>	46,410
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$17,112,847
<b>Condition Budget:</b>	\$5,757,600
<b>Total FCI:</b>	0.34
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,675,717	\$1,619,132	0.61
Equipment and Furnishings	\$263,112	\$2,202	0.01
Exterior Enclosure	\$3,227,023	\$703,644	0.22
Fire Protection	\$656,937	\$818,081	1.25
HVAC System	\$1,450,565	\$672,910	0.46
Interior Construction and Conveyance	\$2,800,096	\$1,627,810	0.58
Plumbing System	\$981,228	\$13,844	0.01
Site	\$1,091,822	\$299,977	0.27
Structure	\$3,966,348	\$0	0.00
<b>Overall - Total</b>	<b>\$17,112,847</b>	<b>\$5,757,600</b>	<b>0.34</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Fort Collins MS Site	103,430	0.27	1989	\$1,091,822	\$299,977
Colorado Early Colleges Fort Collins MS Main	46,410	0.34	1989	\$16,021,025	\$5,457,623
<b>Overall - Total</b>	<b>149,840</b>	<b>0.34</b>		<b>\$17,112,847</b>	<b>\$5,757,600</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Colorado Early Colleges Fort Collins

**County:** Larimer

**Project Title:** 6-12 HVAC and Elevator Replacement

<b>Current Grant Request:</b>	\$995,693.33	<b>CDE Minimum Match %:</b>	19%
<b>Current Applicant Match:</b>	\$233,557.70	<b>Actual Match % Provided:</b>	19%
<b>Current Project Request:</b>	\$1,229,251.03	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$1,229,251.03	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$41.63	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Affected Pupils:</b>	1,045
<b>Hard Costs Per Sq Ft:</b>	\$41.63	<b>Cost Per Pupil:</b>	\$1,176
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	132
<b>Previous BEST Total \$:</b>	\$1,559,845.70		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25%	<b>FY24-25 CSCC Allocation:</b>	\$377,611.41
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Funding Attempts:</b>	3	<b>Free Reduced Lunch %</b>	32.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Colorado Early Colleges Fort Collins (8001-2067-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - 6th-12th HVAC and Elevator Replacement (8001-2067-C-SG00001) - - New - Application Number (7)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Colorado Early Colleges Fort Collins - 8001-2067-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Section 8.4 CSEC Bylaws - Dissolution. No individual, whether a Director, officer, employee, or agent of the Corporation, or otherwise shall have any right, title or interest in the assets of the Corporation. The Corporation shall not dissolve or wind up its affairs until all of the debt incurred in securing property to be used as a Charter School facility or facilities is paid in full and is no longer outstanding. The Corporation may dissolve and wind up its affairs in the manner now or hereafter permitted or provided by the Act. Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, transfer all of the assets of the Corporation to CSEC or, if CSEC has been terminated, to the use of only another entity organized and operated exclusively for charitable or educational purposes and qualified for tax exemption from Federal income tax under 501(C)3 of the Internal Revenue Code or to the Charter School Institute. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in Colorado, exclusively for such purposes, or to such organization or organizations, consistent with the Internal Revenue Code, as said court shall determine. Any person disposing of assets belonging to the Corporation shall give first preference to applying such assets to the benefit of an organization or organizations that provide or promote public education.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

FCCHS - 4424 Innovation Drive - Prior to purchase and extensive renovation by CEC in 2017, the facility was a vacant solar panel manufacturing facility with few interior walls and a very high ceiling. Of the few existing walls that existed, not many could remain, including only one restroom group and roof access closet. As you can imagine, the building was not suitable whatsoever for a school in its prior condition. However, sitting at over 90,000 sf, this building was the clean slate opportunity CEC needed to create a space that could match the type of educational mission and goals set for students. The interior build-out consisted of administrative office areas, classrooms, auditorium, gym, bookstore/library, scratch kitchen, and cafeteria. In addition, total HVAC re-engineering was necessary to ensure proper air distribution, ceiling grid design, electrical and low voltage installation, lighting, etc. All are new as of 2017. CEC's FCCHS now

serves 800+ students and 60+ staff that support all CEC schools. CEC invested \$8M to purchase the building and land, and an additional \$8.6M for the design and build-out for a total investment of \$16.6M. This is our "Innovation" campus, not only because it is located on Innovation Dr., but also because the space was born from innovation and allows our students to live and breathe innovation every day.

FCMS - 4512 McMurry Avenue - The middle school facility was purchased and renovated during 2015-16 and is located less than ¼ mile from the Innovation HS campus. The building was purchased with bond dollars for \$5.06M, renovated for \$700k, and made ready for the 2016-17 school year. The building was previously occupied by a K-5th arts-based program, however, with CEC's early college model, many improvements were made to elevate the learning spaces with technology and capacity to support CTE programming. Spaces were reconfigured and improved to introduce computer and science labs, a robotics lab, and additional office space for administrative staff. This building has become a great middle school feeder to our Innovation campus and has even allowed our advanced MS students to walk between buildings to take high school classes.

In 2015-16 when the buildings were purchased, CEC's primary need was to expand into additional space. The prior CEC Fort Collins was not large enough to support the rate of growth they were experiencing. Additionally, at the time of construction there was little alternative Charter School representation in Fort Collins. The advanced and innovative programming provided by CEC is not something that was common or easy to find in a MS or HS. This expansion and renovation of both buildings allowed for the establishment of CEC's standard and physical expression of the mission statement, which has spread to each new CEC school that has been built since 2017. These spaces spurred growth and development in our CTE programs including robotics, drone aviation, medical sciences, and more.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The Fort Collins HS campus was purchased in June 2016. Prior to the 2017-18 school year, the building underwent a \$8.6m renovation over 91,674 sqft. The interior was configured as an industrial space and needed a major overhaul to be converted to a school setting. The renovation included modern classrooms, administration offices, auditorium, gymnasium, cafeteria, staff areas, study areas, multi-purpose rooms, STEM and outdoor space for students and staff. All these improvements provided an environment for high level early college programming. In Summer 2019, a \$38k project increased usable outdoor space. This space included student-run gardens, community space and teaching space. Here is a list of capital projects from the last three (3) years, plus additional HVAC projects dating back to 2020:

- Fort Collins HS - Winter 2020 - HVAC Ionization Upgrade (18 Plasma Installs) - \$58,515.00 [SSRG Grant]
- Fort Collins HS - Summer 2024 - Roof Replacement - \$2.23m [BEST Grant]
- Fort Collins HS - Fall 2024 - Security Window Film - \$48,101.61 [SSD Grant]

The Fort Collins MS campus was purchased in December 2015. Prior to the 2016-17 school year, the building underwent a \$700k interior update over all 3 floors and 46,410 sqft. The interior was already configured into a school setting when CEC acquired it. The \$700k went towards improvements that aligned with other CEC campuses, including new Paint, Flooring, Signage, Security System in addition to refreshed classrooms and staff areas. All these improvements provided an environment for high level early college programming. In 2017-18 a new playground was added. Here is a list of capital projects from the last three (3) years, plus additional HVAC projects dating back to 2019:

- Fort Collins MS - Summer 2019 - New 2.5 Ton Mini-Split - \$7,317.00
- Fort Collins MS - Winter 2019 - New HVAC Controls - \$53,056.00



Fort Collins MS - Winter 2020 - HVAC Ionization Upgrade (11 Plasma Installs) - \$12,925.00 [SSRG Grant]  
Fort Collins MS - Spring 2020 - Building Pressure Relief Fan - \$16,466.00  
Fort Collins MS - Summer 2021 - HVAC Hail Damage Replace/Repair - \$138,416.50 [BEST Grant]  
Fort Collins MS - Fall 2023 - Health Office Expansion & Remodel - \$6,375.00  
Fort Collins MS - Spring 2024 - Exterior Envelope Caulking - \$17,900.00  
Fort Collins MS - Summer 2024 - Parking Lot Update - \$19,383.22  
Fort Collins MS - Fall 2024 - Security Window Film - \$44,112.37 [SSD Grant]  
Fort Collins MS - Winter 2025 - Site Drainage Restoration - \$8,000.00

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historically, CEC's capital outlay budgeting includes 2% of PPR funds from CEC's entire network of schools. 1% of PPR funds was for capital outlay and is called our School Facility Improvement Fund. The other 1% was the Educational Improvement Fund related to classroom space and programming. These funds previously accounted for 2% PPR annually across all schools and were funneled into one shared account to address new building purchase, and other large, fixed asset maintenance and improvement.

Beginning this year, 2024-2025, the capital budgeting at each school has been increased significantly. After assessing the deferred maintenance across CEC's entire network of schools, we have increased capital funding to ensure there is enough funding for the future. The previous 1%+1% of PPR funding is now 5%+2%. The 5% fund is dedicated to deferred maintenance and capital facility improvement. The 2% fund is dedicated to improving new programming spaces. Previously the funding was blended for all the campuses, creating competition between campuses for deferred maintenance projects and new educational space projects. Each fund is now held at the respective campus, is no longer blended, eliminating the competition between campuses.

At FCHS and FCMS specifically, the capital renewal forecast includes projections of Network enrollment, PPR, and Mill Levy income. In 2025 the Fort Collins HS and MS funds combine and make up about \$784k of facility project funding. Continuing each school's growth and annual contribution will ensure that CEC maintains a healthy capital-fresh budget. Leftover funds that are not actively being used toward a project will be kept in a high yield savings account, which is CEC's best practice. The renewal forecast includes considerations for materials escalations, and inflation, and will be updated annually as we complete capital projects across the CEC Network. The maintenance of these systems will continue to align with CEC best practices.

The percentage calculation of 5%+2% stems from the CDE school facility assessments. A robust capital replacement list was formed into a usable data format and transformed into a very detailed annual assessment of expenses at each school for the next 30 years. Capital outlay budgeting was cross-referenced to

provide replacement dates and estimates, accounting for inflation. With the help of BEST grants to address our most immediate and critical needs, we found these percentages would sustain our ongoing deferred maintenance needs as well as the facility goals set at each campus spanning the next 30 years. The capital outlay projections and budgeting process are ongoing and are re-evaluated on an annual basis. All Facility Management strategy, budgeting, preventative maintenance, etc. are based on this plan and align very closely with each school building's needs.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Colorado Early Colleges Fort Collins (8001-2067-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - 6th-12th HVAC and Elevator Replacement (8001-2067-C-SG00001) - - New - Application Number (7)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

Elevator replacement to modernize the existing obsolete elevator hydraulics and control board.

**\* B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The Colorado Early Colleges Facility Management Department takes pride in maximizing the useful life of its building systems in order to be as fiscally responsible as possible, with student and staff health and safety always being the most paramount priority. Eventually, maintaining and replacing system components becomes fiscally irresponsible and student and staff health and safety risk begins to increase. The Facilities Department maintains a robust Facility Master Plan that looks out over the next 30 years. Each system's useful life has been identified and a maintenance calendar has been created to schedule routine maintenance while tracking ad-hoc repairs and failures. Along with its preferred vendors, the Facilities Department has a substantial understanding of the current state of each building system.

During the winter, the Facilities Department reviews all the system groups within the Facility Master Plan to identify systems that are showing unusually high operating costs, reaching or exceeding its useful life and posing a health and safety risk to students and staff. This year the Facilities Department identified some HVAC RTUs at Fort Collins Middle School and High School in addition to the sole elevator system at Fort Collins Middle School. The identified RTUs at FCMS and HS, have reached or exceeded their useful life, carry an SCl score of 1.25, have increasing operating costs and are producing poor air quality, posing a risk to students and staff. The FCMS elevator system was installed in 1989. It also carries an SCl score of 1.25. In 2023, CEC was notified the system was deemed obsolete. Procuring replacement parts has significantly increased in cost, scarcity, and reliability. As the sole elevator system for the building, CEC runs a critical risk of significant breakdown that can occur at anytime. Putting students and staff with short and long-term disabilities at risk of climbing multiple stories by stairs each day to get to class.

CEC Facilities Department, along with its preferred vendors, is proposing replacement of all the identified RTUs. The new RTUs will have the latest technology, will provide the best air quality and will significantly reduce operating and repair costs. The Facilities Department is also proposing a full replacement of the elevator system. Elevator safety and technology has come along way since the 1980s. The new system will provide new door operating and power outage safety measures, a user-friendly control panel and 24/7 remote-monitoring. It will be seamlessly tied into the building's current electrical, communication and emergency systems. A modern elevator system will all but eliminate the risk of failure.

**Project Description**

**Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The CEC Facilities Department has identified two critical System Groups from the CDE Facility Condition reports for CEC FCHS and MS campuses that need replacement due to poor or near poor condition. These System Groups have exceeded their expected useful life and are obsolete.

HVAC System Components - Both FCHS and MS have RTUs in deteriorating condition and have an SCI Score of 1.25. The oldest of these RTUs date back to 1998 and 1999 and can no longer be maintained reliably. The remaining RTUs have minimally reached their Expected Useful Life, but in most cases have exceeded it. Over the years CEC's preferred vendor has maintained an inventory of RTUs and tracked their condition during regular preventative maintenance service. We have seen that despite regular service, the proposed RTUs are struggling to keep up. As CEC continues to repair major component failure within these RTUs, it has become prohibitively expensive to maintain these units.

At FCHS, CEC is proposing replacement of eight RTUs, all within a 15-27 year-old range. These eight units make up 34.6% of the building's HVAC capacity, have an SCI of 1.25, and are due to be replaced. When assessing the impact on the student body and staff, we see that these units are serving critical student and staff spaces and have had an increased failure rate. Educational spaces critical to our early college model, such as certification and science labs are affected, as well as the cafeteria, gymnasium, and special education spaces. Due to the nature of these spaces, we can easily identify that the health and comfort of every CEC student that attends FCHS is affected by this HVAC deficiency.

At FCMS, CEC is proposing replacement of two RTUs, making up 33% of the building's HVAC capacity, and have an SCI score of 1.25. When assessing the impact on the student body and staff, again, we see these units are serving critical student spaces and have an increased failure rate. Many classrooms and support spaces are affected by these two units including exceptional student services classrooms, library, computer labs, science labs, CTE labs, and cafeteria. Once again, every single FCMS student's health and comfort is being impacted by deteriorating equipment and declining air quality. On top of that, students are being affected in the classrooms where they need the most optimal learning environment, ESS and CTE. We observed and recorded CO2 readings in some of our classrooms reaching 850+ CO2 PPM, with the most concerning reaching 970 PPM and 1,080 PPM in our science classroom and cafeteria.

During 2022-23, CEC also pursued an indoor air quality grant that provided Carrier HEPA filter units and replacement filters to combat indoor health and air quality concerns. We feel these HEPA filter units at FCHS and FCMS have held us over in areas that would've otherwise been even more severely impacted by the poor operation of the RTUs that are proposed for replacement. CEC wanted to ensure that there was no stone unturned before applying for a BEST grant to replace the RTUs. We feel this band-aid solution is still helping, but it has come time to address the root cause of the issue and replace the RTUs that are underperforming and affecting our students.

Additionally, at FCMS, CEC is also proposing replacement of the original elevator and controls in the building. After maintaining this building system diligently for many years, we were notified that the elevator and controls were deemed obsolete in 2023. This has caused a huge shortage in the market for parts, including major control processors which are nearly impossible to come by. Our preferred vendor clearly explained the risks of control board failure, which includes a minimum downtime of three weeks upon successful sourcing of a new control panel. However, this solution is unreliable and heavily overshadowed because sourcing the panel is extremely expensive, and most of the time impossible due to obsolescence in 2023. The alternative to this solution is to modernize the elevator at the point of failure, which takes about four months from start to finish including permitting and inspection. Losing an elevator for an entire semester is not an option. It would render CEC unable to serve multiple currently enrolled students because they are wheelchair bound or have health concerns with using the stairs and would not be able to access many of our classrooms and programming, which are on the second and third floors.

Control processor failure is the greatest risk our existing elevator is facing. The existing and original processor is from 1989, currently twelve years past its expected useful life and has an SCI of 1.25. While notoriously reliable during its expected useful life, CEC is now carrying a very high risk because it could fail at any time. Our preferred vendor cannot guarantee functionality even tomorrow based on how old the control board is.

In addition to the age of the control board, the current elevator is from the 1980s and is missing a lot of the modern safety features that exist today. Most importantly, a modern elevator would integrate with our electrical communications and emergency systems that the existing elevator does not. In the event of a power outage, the existing elevator becomes stuck and does not automatically reset itself upon power restoring. This a risk for entrapment for a minimum of a few hours until our vendor can respond and restore the elevator function. It also has become an issue during the past year when we experienced a weekend outage. Upon returning to the building, we found that the elevator was not functioning and made an emergency call to restore functionality. The students who have mobility restrictions were not able to attend their classes for the morning and lost half a day of learning because the elevator was down.

All in all, in addition to the risks of a semester of downtime, power outage, or other failure, the existing elevator is missing many of the safety and reliability features we would gain from modernizing. CEC would like to confidently guarantee access to programming and classes and do so with the assurance that it will be done safely no matter the circumstances.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Per the CDE Facility Condition Reports for the CEC Fort Collins HS & MS campuses, these System Group Components were identified as past their expected useful life and their Facility Condition Indices were in the replacement range.

For FCHS, CEC is proposing replacement of eight RTUs, all within the 1998-99 and 2006-2010 range in the HVAC System Group. Similarly to the FCMS HVAC System Group score, we discovered that FCHS also has a low overall score of 0.33. However, if you drill down into the data on page 33 you will see there is a

major deficiency. All eight units making up 34.6% of the building's HVAC capacity have an SCI of 1.25 and are due to be replaced. Again, we see that these units are serving high-impact student and staff spaces and have had an increased failure rate. We have been tracking a trend of increased HVAC maintenance costs in the past 4 years for these units. The trend at FCHS shows that we have nearly doubled our HVAC maintenance costs in the past 3 years, and at FCMS we have nearly doubled our HVAC costs in the past four years. Based on other major HVAC equipment upgrades and historical project data, we anticipate an average annual savings of 50% to 75% in annual maintenance costs.

For FCMS, CEC is proposing replacement of RTU 1 and 5 within the 2006 HVAC System Group that has an SCI score of 1.25. When digging deeper into the data of the HVAC System Group, we discovered that the 0.46 score on page one of the Facility Condition Assessment does not paint the full picture of the System Group's condition. It is not until you drill down into the data on Page 25 that you will see there is a major deficiency within that System Group. 44% of the HVAC system has an SCI of 1.25 and is due to be replaced. These units, which serve high-impact student spaces including the cafeteria, library, CTE labs, science labs, etc., have had an increased failure rate and need for part replacement within the past three years. Ongoing records from our preferred vendor also show the condition of these units are below average even compared other units of a similar age.

Also, for FCMS, CEC is proposing replacement of components across the elevator systems that have an SCI score of 1.25. The elevator system components, including the controller, are 15 years beyond its useful life, and the hydraulic lift system is at its useful life. CEC would gladly continue to maintain this system well beyond the replacement date; however, these elevator components have been deemed obsolete. Parts are no longer manufactured, therefore harder to source, have longer shipping times, making it more expensive and difficult to procure. As a result, we have worked with our preferred vendor to prolong the life of the equipment while curating the appropriate solution for CEC. We are at the point now where the risk of failure and prolonged downtime is too great. Not only are we reducing risk of learning loss and impact to our students and staff, but we are eliminating the risk of a costly emergency repair.

CEC Facilities Department has service contracts with trusted, preferred vendors who perform routine maintenance and repairs on these System Group Components. Upon further evaluation by these preferred vendors and CEC Facilities Department, it was determined these System Group Components experienced gradually declining condition and action was recommended to replace these HVAC units and the elevator. In addition to trusted recommendations, the CEC Facility Management team has been battling these systems over the past 4 years. Routine and preventative maintenance has been performed on all systems by the facilities team in accordance with CEC Network standards, and in collaboration with trusted vendors. At this point the combined age and previous condition of these systems is too great to overcome and continuing to extend the life of these systems is not fiscally responsible or safe for building occupants.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

HVAC System Components - Replacement of dated RTU equipment addresses multiple deficiencies that have historically revealed a compounding negative effect to the health and safety of students and staff, in addition to higher operating costs. As the RTUs reach their Expected Useful Life, preventative maintenance reveals faster cycles of component failures which has led to reduced air quality, inconsistent temperature regulation, and increased service calls. This poor performance is creating a sub-optimal learning environment for students and staff. Inadequate temperature and increased CO2 levels lead to reduced cognitive function (difficulty in concentrating and decision making), physical discomfort (headaches, dizziness, fatigue and possible nausea) and respiratory issues (asthma, virus, bacterial infection). Required CO2 levels should be below 1000ppm with optimal levels around 500-600 ppm. We have recorded on multiple occasions of our core classrooms reaching high 900s, and averaging between 775-900 ppm when occupied. In addition, classrooms are

either too hot or too cold, on average running 5-7 degrees higher or lower than the set point. Elevated operating costs have also resulted from the increased service calls for these RTUs.

Prioritizing health and safety, new, properly maintained RTUs will add efficiency, longevity, and reduced operating costs; but most importantly, improve air quality through appropriate CO2 levels and temperature, greatly enhancing the learning environment for students and staff. A total of 10 rooftop units will be replaced across two (2) campuses, Fort Collins HS and Fort Collins MS. The rooftop units designated to be removed and replaced consist of Carrier, Lennox and York split package units ranging between three-and-half (3.5) and forty (40) ton capacity. The current tonnage capacity is in accordance with fresh air requirements for the spaces they serve. The total tonnage identified for replacement is one hundred thirty-three (133) tons, serving critical areas including both building's cafeterias, 15 classrooms, teaching computer labs, exceptional student service areas, and 10 admin/support offices. All units will be high efficiency, gas heating, and electric cooling units with economizers, hail guards, crankcase heaters, and pressure switches to ensure energy efficiency. Each new rooftop unit will have Reliable Controls HVAC installed to integrate with our existing network-wide, remote-operated building automation system. Reliable Controls HVAC is a proprietary, high-efficiency, HVAC control software created by Colorado Controls, a division of Air Comfort, CEC's preferred HVAC vendor.

Breakdown of RTUs to be replaced at each campus (estimates provided by Air Comfort):

Fort Collins High School (8 RTUs total): [1] three-and-a-half-ton unit, [1] four-ton unit, [3] six-ton units, [1] seven-and-a-half-ton unit, [1] twenty-ton unit, and [1] forty-ton unit

Fort Collins Middle School (2 RTUs total): [1] fifteen-ton unit, and [1] twenty-five-ton unit

#### Elevator - FCMS

A full replacement of the FCMS elevator would provide safety, reliability, and low maintenance costs to the campus. CEC's preferred vendor, Schindler, proposed replacing the elevator lift, motor and controls. These replacements will ensure the original, obsolete equipment won't cause any future issues or safety concerns. And when issues arise, they will be addressed timely with the latest parts and repair techniques. The old hydraulic elevator system was manufactured and installed by Dover DMC. Schindler will remove the old system and install a Schindler HXpress system. The HXpress system is an efficient, affordable modernization for hydraulic elevators; improving on the performance metrics across the board while prioritizing passenger safety with features and aesthetics that didn't exist in elevators in the 1980s. The new elevator system will include Schindler Direct remote monitoring, card reader provisions and a noise suppressor. The new lift will include an infrared "curtain" system prompting the door to stay open while passengers or objects are entering or exiting the lift. During a power outage event, the close-looped "battery lowering unit" will lower the lift to the closest floor and open the door preventing passenger entrapment. This feature eliminates the need for a costly, independent power generator, saving precious time and money in the event of a power outage. The lift's passenger operating panel will be the latest and greatest, providing easy to operate buttons and indicator lighting. It will also include Braille and clear emergency instructions. Schindler will ensure the new system is seamlessly incorporated into the building's electrical, communication, and emergency systems. This new elevator system addresses all of CEC's safety concerns, while providing reliable inter-floor transportation for all staff and students, including the temporary and permanently disabled.

CEC's Facilities Department feels these System Group replacements will provide efficient solutions to two high-priority health and safety issues. Adding further optimization to the FCHS and MS campuses. Ultimately, providing an improved learning environment for students and staff.



\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Using the information provided in the CDE Facility Condition Reports, CEC's Facilities Department has created a robust, detailed Facility Master Plan and management system. Within the plan, there is a repairs and maintenance timeline for each System Group to maximize useful life. This allows CEC to extend the useful life of some System Groups beyond their expectancy, potentially by years. On the other hand, some System Groups need replacement prior to their life expectancy. In these cases, the Facilities Department may opt to continue the repairs & maintenance program if the system is not creating critical delays and disruptions to CEC programming, as it relates to student and staff health and safety. The Facilities Department's prioritizes deferring replacement of Systems Groups until it is absolutely necessary.

Each year, the CEC Facilities Department reviews the Facility Master Plan and system timelines for each campus. In collaboration with preferred vendor evaluations and general contractor assessments, it was determined that several Fort Collins HS and MS HVAC RTUs and the MS Elevator are ready for replacement as the repairs and maintenance plans are no longer an efficient solution. Another main driver in this determination was the Expected Useful Life of these system components has passed, in addition to a maximum SCI score of 1.25 assigned to these systems recommending them for replacement. The risk level is now unacceptable for our students, staff, and overall campus. The Facilities Department assessed a variety of solutions, in addition to our own institutional knowledge of these systems across all campuses, in arriving at this determination. The proposed solution draws on knowledge from our 8-building expansion over the past 6-7 years and implements the best and most effective systems, materials, and technology from those experiences and lessons learned. The longevity of the proposed solutions is expected to be more than 15-20 years for the HVAC Systems and more than 20-35 years for the Elevator System. Additionally, the technology and craftsmanship of each of these System Groups has significantly improved since the original components were installed. Replacement will create more efficient and effective use of these System Groups. In addition to a higher quality solution for each system group, they will be maintained within the CEC Facility Master Plan and management system, in accordance with CEC Facility Management policies and best practices to ensure maximum useful life.

## **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

HVAC System - The HVAC system replacement must also be replaced at earliest availability due to the impact on effective learning, risk of learning loss, poor air quality, and rapidly increasing maintenance and utility costs.

RTU underperformance results in uncomfortable learning conditions for students and poor indoor air quality. The facility manager at FCHS and FCMS receives daily calls to adjust the temperature in the buildings to better suit students and staff. The proposed equipment for each building will be more responsive and efficient, resulting in a greater ability to serve students and ensure they can work in an ideal environment.

In both of our buildings, the proposed RTUs for replacement are directly serving critical student areas. The largest unit, dating back to 1999 serves the most trafficked area in the entire building, our cafeteria and kitchen space. The cafeteria is not only the place where students convene for lunch time, but it also serves as a hub for collaborative work during off-periods and a place for college-enrolled students to do work asynchronously. They also struggle to maintain appropriate CO2 levels when they are behind on cooling and heating. This underperformance paired with the highest concentration of students results in the greatest impact on student activity during the day.

If this project is not awarded, work would be pushed back to June 2027 at the earliest after the next BEST grant cycle. CEC would experience another year of climbing repair costs, failing RTUs, inefficient HVAC performance and scheduling, and a direct impact to students' ability to learn.

The sole elevator for the 3-floor middle school building was installed in 1989. With a useful life of 35 years for the elevator lift and 20 years for the motor and controls, it is currently operating beyond those limits. The building is experiencing periodic operating incidents causing the elevator to be shut down for days at a time. These incidents are causing critical ADA and general accessibility issues for students and staff. Students and staff with permanent and temporary disabilities are left with using the emergency stairwells causing inter-period delays while creating additional physical and emotional stress. There is also concern for additional injuries with the increased foot traffic in the stairwells. Ultimately, this prevents CEC from providing equitable programming to our students.

CEC's preferred elevator vendor, Schindler, performed a survey of the FCMS elevator. All major elevator components (controller, power unit, door operator, wiring) are original to when the building was built. Minor components including door components have been replaced over the years due to failure. The elevator system is a Model 'Dover DMC'. Historically this is one of the most reliable elevators, per Schindler. About two years ago, the OEM deemed all the major processor boards obsolete. If a board fails, Schindler is unable to source a replacement new board. Costly and unreliable board repairs take almost a month so the elevator is out of service that entire time. If the repair is not successful then the elevator is down for four additional months waiting on modernization equipment.

Based on the elevator replacement timeline, Schindler is anticipating a 117-day schedule from signed contract to final inspections. As a result, upon BEST grant award in June 2025, we will need to wait for adequate timing to minimize student and staff impact. We have identified the replacement schedule to commence in March 2026 so construction could take place during June 2026 and be completed before students return in August 2026. If the grant is not awarded this year, we will be extending our extreme risk of control board failure for at least another year to August 2027. At that point, the control board will be nearing 38 years old and 18 years beyond expected useful life.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines.(DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

CEC's facility management (FM) team is committed to executing the proposed project and maintaining the project beyond completion to ensure all newly installed systems exceed their expected useful life. The FM team includes an Executive Director of FM and a Director of Facility Admin. This team has developed a robust Network-wide capital renewal budget for all 8 campuses to ensure that deferred maintenance can be addressed and maintained throughout each system's useful life. The on-site FM team consists of a dedicated full-time Facility Manager and another local Facility Manager who often cross-manages facilities to ensure quality. The on-site team addresses preventative and reactive maintenance on all systems with the help of our network-wide maintenance management system and vendor agreements, especially in the case of HVAC and Elevator System Groups.

HVAC systems will continue to be serviced on a regular preventative maintenance (PM) schedule and undergo regular inspection by FMs. CEC has seen great success in its preferred vendor's PM services and has been able to prolong the life of units that have been under their care since installation. Our preferred vendor's warranty covers all components of the new RTUs and labor for 1 year, controls for 5 years, and for 5-20 years under the manufacturer's warranty.

The elevator system will also continue to be serviced on a regular PM schedule. Our preferred vendor is a leader in the elevator installation and maintenance industry and will ensure maximum useful life of the new system. Our preferred vendor's warranty covers all manufacturer components plus installation for 12 months.

In addition to the ongoing 7% annual capital outlay budget described previously, CEC is committed to adding another one-time infusion of capital funding, which will be held at the network level as a contingency. CEC currently has two tenant-occupied buildings for sale. One sale recently closed in December 2024, and the second sale is anticipated to close during mid-April 2025. The sales and net proceeds on both building deals would provide a significant cash infusion for CEC's capital project contingency.

All in all, CEC's FM strategy has been built to revolve around sustainable capital funding, maintaining systems beyond their expected useful life, and addressing critical deferred maintenance in a timely manner. We expect nothing less with this proposed project.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

#### **Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Colorado Early Colleges Fort Collins (8001-2067-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - 6th-12th HVAC and Elevator Replacement (8001-2067-C-SG00001) - - New - Application Number (7)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

19.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

19.00%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,229,251.03
D. Applicant Match to this Project	\$	233,557.70
E. Requested BEST Grant Amount	\$	995,693.33
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	1,229,251.03

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

132

6.00 % \* **O. Escalation % identified in your project budget**

6.04 % \* **P. Construction Contingency % identified in your project budget**

6.00 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

03/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

06/30/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The Colorado Early Colleges (CEC) Facilities Department approached its preferred vendors, Air Comfort and Schindler Elevator, for each System Group to submit replacement recommendations and budgetary estimates. These vendors are trusted and have the most familiarity with CEC's facilities and each System Group, due to long-standing preventative maintenance contracts. Both vendors have been managing these respective systems since 2016 when CEC took ownership.

For the HVAC System, the CEC Facilities Department has requested a budgetary estimate only from Air Comfort. This is because Air Comfort has done all the preventative and ongoing maintenance as well as numerous prior RTU replacements and RTU control integration for CEC at this specific campus in addition to all of CEC's other campuses over the years. The CEC Facilities Department has a long-standing and great working relationship with this preferred vendor and receives a 10% discount on repairs & maintenance invoicing. CEC is confident the preferred HVAC vendor is providing the most competitive and quality bid. In addition, the HVAC vendor has installed the Reliable Controls BAS on all CEC schools. The BAS is preferred by the Facilities Department, has proven to be very effective, and will integrate seamlessly with the rest of the schools in the CEC Network. This Reliable controls system is proprietary and is only provided by the affiliated controls vendor, therefore this work can only be done by CEC's preferred HVAC vendor.

For the Elevator System, the CEC Facilities Department has requested a budgetary estimate only from Schindler Elevator. This is because Schindler Elevator has done all the preventative and ongoing maintenance at this campus and at all CEC campuses over the years. Their extensive knowledge of this elevator has allowed them to maintain it well as long as they could, but Schindler has advised us toward replacement because our model of elevator has become obsolete.

Cost and timeline of obtaining parts have increased and supply of those parts is dwindling making it nearly impossible to maintain. Intimate knowledge of this elevator has allowed Schindler to provide an efficient estimate that does not go above and beyond what is core and necessary for the future operation of this elevator.

Updated pricing from the preferred vendors and alternative bids will be solicited before final contracts are awarded by undergoing the standard bid process. Bidders will be given the same specific requirements to ensure accuracy and consistency between vendors. Estimates will be reviewed by the CEC Facilities department looking specifically at cost, materials, technology, installation method, disposal of old material, and timeline. If deemed necessary after BEST grant award, the FM team is prepared to re-bid and extend the search further to the public for a qualified vendor. This extended bid process would include minimum 3+ vendors and bids for each system group replacement.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Internal CEC staff will be managing the project including Executive Director of Facility Management, Director of Facility Administration, and on-site facility management team. All team members have experience with prior BEST grants, project management and construction. All BEST grant projects to date have been completed on time and within budget. The Facility Managers on site will be responsible for supervising day-to-day construction activities and coordinating with the GC and vendors on site with daily walks and inspections to ensure work is completed appropriately. CEC administration who both local to Fort Collins will conduct regular construction meetings with the GC and each vendor to track progress and billing, and to ensure the schedule is being adhered to. Regular site walks will also be performed to ensure the expected quality level of the deliverables is met. As mentioned, CEC has a very strong history of construction and renovation under past and current leadership. The CEC FM team has proven effective and efficient processes are in place to guarantee that projects are completed on budget and within schedule.

Post-project, the Facility Manager will work with the selected HVAC and controls vendor to perform a test and balance to ensure performance of the newly installed units. Upon completion of the HVAC control system installation, we will determine if further commissioning is needed. In our experience with multiple commissioning companies, the best testing, balancing, and commissioning is done by the installing party. Additional commissioning could result in higher costs and potentially cause a low ROI.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Colorado Early Colleges' trusted vendors who are contracted to provide periodic maintenance and repairs were contacted first to submit budgetary estimates due to their familiarity with the systems. Upon BEST grant award, additional vendors will be contacted through the CEC's network and at the recommendation of other general contractors and vendors CEC used for other projects. As mentioned previously all bidders will be given the same specific requirements to ensure accuracy and consistency between vendors for each System Group. Estimates will be received and reviewed by the CEC Facilities Department looking specifically at cost, materials, technology, installation method, disposal of old material and timeline. These factors were also considered to determine the proposed budget for the BEST grant submission. After an award is granted, the CEC Facility Management team will re-evaluate bids and re-solicit bids further to the public if necessary to ensure the product meets our specifications. Vendors will be interviewed to discuss the "soft skills" associated with project execution such as experience, management, strategy, labor availability, scheduling, storage capabilities, etc. All bidders will be evaluated on the same criteria



to ensure fairness and quality. The lowest bidder will not necessarily be the awarded bid as CEC is seeking cost effectiveness and a high level of quality. After this process and a full evaluation of the bids and vendors, one will be selected for each of the System Groups we are proposing to replace.

CEC's procurement practices for this grant and use of trusted and reliable vendors is in alignment with CEC's procurement policy. Policy: "RFP and RFQs' are prepared only if source of funds, whether nonfederal or federal, require it. Guiding the purchase of all goods and services of CEC will be: (a) price, (b) quality, and (c) dependability. Vendors may be chosen for any one or any combination of these factors; however, the selection of a particular good, service, or vendor shall be made with the intention of maintaining a top-quality school. The execution of contracts and grants shall be within the scope of CEC's mission, goals, and annual plans, and signed by the Executive Leadership Team, or, if delegated, by the Head of School or member of Network staff." Facility management contractors and service providers are put through rigorous bidding and trials at each and every location. From small jobs to large jobs, it takes high performance, cost effectiveness, communication, collaboration, and expertise to earn a place on the trusted vendor list. For this particular project, we turned to those contractors who have the most intimate knowledge of our buildings and systems as well as a proven track record across the CEC network. As described, upon award, CEC will re-bid to a larger group of service providers, including the trusted vendors to ensure alignment with budget and BEST requirements.

### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

As described previously, CEC invested significant bond dollars into the design and construction of both FCHS and MS. The purchase of the buildings, design, and buildouts exceeded \$22.5M in 2017. Since inception, CEC's goal has always been to dedicate time and effort in partnering with third parties to obtain additional funding (including grants) for ongoing improvement projects, prioritizing curriculum-based development and CTE programming. The dollars that would otherwise be used to purchase curriculum were then diverted to support the physical space in which those programs were housed.

CEC has also pursued a variety of state funding sources other than BEST, which include: the Colorado Charter Schools Program (CCSP) grant, ESSER grants for COVID funding, Safe Schools Reopening Grant (SSRG), Colorado School Security Disbursement (SSD) grant, and a classroom filter/indoor air quality grant.

ESSER and SSRG grant funds that became available during COVID-19 and have offset many of our operational costs, which have freed up facilities budget categories. Specifically, janitorial supplies and services were reduced significantly due to this grant, as well as utilities savings by improving our indoor air quality without running our HVAC systems on overdrive. We've also leveraged the School of Choice Office's Colorado Charter School Program grant, which contributes significantly to FF&E costs and curriculum. Lastly, we've pursued the Colorado School Security Disbursement grant to support our security needs, which would come out of our facility management budget. All these grants have been ongoing into 2025 and have helped offset facilities costs and allow us to contribute to our match.

As mentioned in previous sections, most CEC facility project funds come from an internal annual PPR based budget called the School Facility Improvement Fund. When money comes in from outside sources, it leaves more money in the School Facility Improvement Fund to accumulate for future use and allows for other projects to be completed in a given fiscal year. Lastly, as a catch-all, CEC Fort Collins has a healthy fund reserve at the school level to act as a contingency for major repairs and grant matches such as this proposed BEST project. In the event there were additional funds needed on top of the Fort

Collins fund reserve, the CEC Network reserve would be accessed to finish the project. CEC does not expect the need to dip into reserves for this proposed project, but it is available for the absolute worst-case scenario.

### **Current Utility Costs**

#### **X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Most utility savings will come from the HVAC improvements that are being proposed. Although RTUs are not metered separately, they do account for a significant amount of electricity use during summer months for cooling, and gas use during the winter months for heat. CEC expects the upgrades to new and more efficient Carrier units will result in additional savings. On average, new RTUs provide 15-25% savings in utility costs due to a higher efficiency than units manufactured 15+ years ago.

The proposed HVAC replacement will improve about 35% of our HVAC tonnage to high efficiency and controlled units. Based on an estimated average 50% electricity consumption by HVAC equipment in school buildings, we anticipate a reduction of electricity usage by nearly 5% in both buildings. This is a reduction of 30,000 kWh for FCHS and 14,000 kWh for FCMS. For natural gas consumption, we anticipate a reduction of usage by about 7-7.5% in both buildings. This is a massive 97,000 kBTU reduction for FCHS and 128,595 kBTU for FCMS.

Since 2017 we have seen steadily declining energy efficiency in the CEC Fort Collins High School and Middle School, which has put CEC below the baseline score for public school buildings greater than 50,000 square feet. This project will result in a significant reduction of energy consumption and greater cost savings, as well as fixing our downward efficiency trend and help us to meet state compliance requirements for energy efficiency improvements in school buildings.

● **Campuses Impacted by this Grant Application** ●

**Liberty Common Charter School - ES Safety and Security Upgrades - Liberty Commons- Aristotle Campus - 2014**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Liberty Commons Aristotle Campus
<b>Address:</b>	2130 West Horsetooth Road
<b>City:</b>	Fort Collins
<b>Gross Area (SF):</b>	50,894
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$16,462,214
<b>Condition Budget:</b>	\$3,916,163
<b>Total FCI:</b>	0.24
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,286,534	\$1,471,494	0.45
Equipment and Furnishings	\$171,808	\$0	0.00
Exterior Enclosure	\$1,648,759	\$0	0.00
Fire Protection	\$720,408	\$0	0.00
HVAC System	\$1,623,152	\$1,567,165	0.97
Interior Construction and Conveyance	\$2,673,701	\$751,274	0.28
Plumbing System	\$1,033,385	\$11,627	0.01
Site	\$2,129,193	\$74,605	0.04
Structure	\$3,175,273	\$40,000	0.01
<b>Overall - Total</b>	<b>\$16,462,214</b>	<b>\$3,916,165</b>	<b>0.24</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Liberty Commons Aristotle Campus Main	50,894	0.27	2014	\$14,333,021	\$3,841,560
Liberty Commons Aristotle Campus Site	214,000	0.04	2014	\$2,129,193	\$74,605
<b>Overall - Total</b>	<b>264,894</b>	<b>0.24</b>		<b>\$16,462,214</b>	<b>\$3,916,165</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Liberty Common Charter School

**County:** Larimer

**Project Title:** ES Safety and Security Upgrades

<b>Current Grant Request:</b>	\$121,422.91	<b>CDE Minimum Match %:</b>	42%
<b>Current Applicant Match:</b>	\$87,926.94	<b>Actual Match % Provided:</b>	42%
<b>Current Project Request:</b>	\$209,349.85	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$209,349.85	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$4.11	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.37	<b>Affected Pupils:</b>	389
<b>Hard Costs Per Sq Ft:</b>	\$3.74	<b>Cost Per Pupil:</b>	\$538
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	131
<b>Previous BEST Total \$:</b>	\$102,340.00		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	69%	<b>FY24-25 CSCC Allocation:</b>	\$560,784.02
<b>&lt; 10% district bond capacity?</b>	No	<b>Enrollment as % of district:</b>	5%
<b>Funding Attempts:</b>	5	<b>Free Reduced Lunch %</b>	1.00%
		<small>Statewide Charter Avg: 45.1%</small>	

I. Facility Profile

**Liberty Common Charter School (1550-5120-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Safety and Security Upgrades (1550-5120-C-SG00001) - - New - Application Number (52)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Liberty Common Charter School - 1550-5120-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Outdoor playground and soccer field
		Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

School District

Charter School

BOCES

Colorado School for the Deaf and Blind

3rd Party - Please explain the ownership structure, including right to own and make improvements

The Liberty Common Aristotle Elementary school is leasing from the Liberty Common School Building Corp entity, whose sole purpose is to hold the title and bond and provide full use and enjoyment of this facility to Liberty Common School.

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

The Liberty Common School Building Corp., whose sole purpose is to hold the title and bond and provide use of this facility to Liberty Common School, owns the building. The facility would be sold at market value with the proceeds used to pay off the remaining bond principal and any remaining assets reverting to Liberty Common School.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The building facility was purchased in December 2024 and was previously rented from Colorado Early Colleges starting in the fall of 2022. The building is in good condition at present and has served our students well. There are some maintenance projects, upgrades, and renovations that will need to take place in the coming years that will be documented in the upcoming 2025 Master Plan, but at the moment the greatest concern is in securing the external facility to make it as safe as possible for our students and staff. We will pursue a Facility Master Plan now that we own the building.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

We have only been in this building for two full school years and just purchased the property in December 2024, so we have not undertaken any capital projects and to our knowledge there were not any capital projects within the last three years under former ownership.

**G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

There has not been a dedicated methodology historically; however, under new financial leadership, the school is adding a set amount per year, per square foot based on individual campus rates for major maintenance/upgrade items. The number is derived from a professional study of the facilities and the school will save that number annually in a separate fund to ensure money is available when major items should arise. In FY23-24 for the existing campuses, the school set aside \$125,508. In FY24-25 the amended budget transfer is \$300,000 (due to additional campuses). A new study is being conducted in the spring of 2025 to gain a new set saving target annually and will be implemented for the FY25-26 budget.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Liberty Common Charter School (1550-5120-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Safety and Security Upgrades (1550-5120-C-SG00001) - - New - Application Number (52)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?



Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

PROBLEM: Liberty Common School Aristotle Elementary Campus lacks sufficient external security features.

BACKGROUND: Liberty Common School recently (December 2024) purchased an existing school building to serve as a permanent home for the Aristotle elementary campus. The school has rented this facility for over two years. The building lacks key security features to ensure safety of all k-6 students and staff.

-DEFICIENCY 1: The school's physical perimeter, including around play areas and physical education field, is inadequate to prevent vehicular hazards and unauthorized pedestrian access. The school campus is adjacent to an extremely busy arterial roadway and accompanying intersection, leaving it especially vulnerable to vehicular accidents.

-SOLUTION 1: Install a reinforced concrete fence around vulnerable areas where children are present during recess and physical education activities.

-DEFICIENCY 2: The school's first-floor windows are vulnerable entry points, as their glass can be easily shattered, allowing intruders to gain quick and unauthorized access to the building.

-SOLUTION 2: Install 3M security film on all lower-level windows.

-DEFICIENCY 3: The school's external-door keyless entry systems are outdated and require replacement to ensure enhanced security and reliability.

-SOLUTION 3: Upgrade existing keyless-entry system with identical systems used at other school properties.

-DEFICIENCY 4: The school's external surveillance camera system has gaps in coverage, leaving certain areas vulnerable to security threats.

-SOLUTION 4: Install additional external security cameras which provide surveillance of campus parking lots and school playground.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

-DEFICIENCY 1: The school's physical perimeter, including around play areas and physical education field, is inadequate to prevent vehicular hazards and unauthorized pedestrian access. The school campus is adjacent to an extremely busy arterial roadway and accompanying intersection, leaving it especially vulnerable.

-DETAILED OVERVIEW: The school's play areas and physical education field are adjacent to Taft Hill Road, which is a high-traffic arterial road that supports 30,000 cars per day (traffic statistics attached). Currently, the area has chain-link fencing along with interspersed concrete blocks, but these are insufficient to deflect vehicular traffic in the event of an incident or an occurrence of vehicular malice. Additionally, the playground is highly visible to this heavy vehicular traffic, exposing the vulnerable student population to malicious actors. Further, the current fence around the playground lacks the proper security features to prevent pedestrian intrusion. These scenarios are not imagined; in fact, several incidents have already occurred in the short history of this campus:

-December 2014: A car lost control on ice and careened over the curb onto the school's playground (police report attached).

-October 2024: A "suspicious and armed individual" freely walked around the school property and playground. Intervention by school volunteers and staff as well as a rapid response from Fort Collins Police Services de-escalated the incident and the person was taken into police custody and charged (police report, photos, and video attached).

-January 2025: A suspicious vehicle stopped alongside the chain-link fence four different times in a single week. Each time the vehicle was approached by staff, they drove away (photo attached).

-DEFICIENCY 2: The school's first-floor windows are vulnerable entry points, as their glass can be easily shattered, allowing intruders to gain quick and unauthorized access to the building.

-DETAILED OVERVIEW: The building features large glass windows on all sides, but currently lack security measures to prevent rapid intrusion through shattering.

-DEFICIENCY 3: The school's external-door keyless entry systems are outdated and require replacement to ensure enhanced security and reliability.

-DETAILED OVERVIEW: The external doors currently have keyless entry systems, but are end-of-life and need to be replaced. Specifically, 1) the software cannot be updated and 2) the hardware is no longer available for repair or replacement. Additionally, 3) the system has no contingency for a key-based lockdown; the locks can only be controlled via software, thus presenting a significant weakness in the event of a computer server failure.

-DEFICIENCY 4: The school's external surveillance camera system has gaps in coverage, leaving certain areas vulnerable to security threats.

-DETAILED OVERVIEW: The school has modern security cameras that cover most external areas, but not all. Specifically, 1) the cameras do not cover all outdoor play areas, 2) nor do they cover all parking areas.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The school has taken a multi-faceted approach to determine security deficiencies at the Aristotle campus. Pertinent information and data has been acquired through these means:

1. PROFESSIONAL SECURITY AUDIT. The school contracted with the Makhaira Group, a firm that specializes in school safety. The Makhaira Group performed a security audit (attached), which described the security deficiencies at the Aristotle campus. This audit specifically described the school's outer perimeter as vulnerable to intrusion and incident.

2. POLICE REPORTS. The school acquired police reports (attached) regarding prior incidents at the campus in an effort to identify the most significant and likely threats to security. The reports support the narrative that the most significant vulnerabilities to the school are external security and surveillance. Those police reports include the following incidents:

-December 2014: A car lost control on ice and careened over the curb onto the school's playground (police report attached).

-October 2024: A "suspicious and armed individual" freely walked around the school property and playground. Intervention by school volunteers and staff as well as a rapid response from Fort Collins Police Services de-escalated the incident and the person was taken into police custody and charged (police report, photos, and video attached).

3. SECURITY CAMERA FOOTAGE. The school administration, Makhaira group, and Fort Collins Police Services have utilized the school's security camera footage to analyze prior incidents. These support the findings regarding external security vulnerabilities. In addition to providing context for the police investigations described above, security footage was also analyzed regarding the following occurrence:

-January 2025: A suspicious vehicle stopped alongside the chain-link fence four different times in a single week. Each time the vehicle was approached by staff, they drove away (photo attached).

4. TRAFFIC VOLUME REPORTS. The school acquired traffic data from the City of Fort Collins to determine daily vehicular traffic on adjacent streets and intersections. This data revealed that Taft Hill Road, an arterial that runs alongside the east side of the campus, carries 30,000 cars per day. The traffic volume data indicates there is an increased likelihood another vehicular incident could result in an intrusion onto the school grounds. Additionally, since the students on school grounds are currently visible to all vehicles, the significant traffic volume results in an increased risk of opportunistic vehicular violence. By

comparison, Poudre School District elementary schools with the next-highest traffic volume see only 8,000 cars per day.

5. PHOTO AND DRONE VIDEO FOOTAGE. The school has acquired photos and drone video footage (attached) which supports other evidence regarding external security vulnerabilities at the campus.

6. STAFF AND PARENT FEEDBACK. Unofficial feedback from instructional staff, administrators, and parents support other evidence regarding external security vulnerabilities at the campus.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

-SOLUTION 1: Install a reinforced concrete fence around vulnerable areas where children are present during recess and physical education activities.

-DETAILED OVERVIEW: Installation of a solid, concrete fence along a high traffic road adjacent to the school's playground and physical education field will provide both physical and visual protection for students and staff. This will consist of a combination of both an 8-foot and 6-foot reinforced precast concrete fence (height determined by ground grade and elevation) that is rated to withstand vehicular intrusion in the case of incident and attempts of vehicular violence. Additionally, the fence will limit visibility of students on school grounds to vehicular and pedestrian traffic, thus decreasing the likelihood of malicious opportunistic violence. Finally, the fence will have integrated locked access control points which will prohibit unauthorized individuals from entrance to school grounds.

-SCOPE OF WORK:

1. Project Planning and Site Assessment

-Site Survey

-Design Consultation

-Materials Selection

-Final Design

-Permitting & Compliance

2. Materials Procurement

3. Preparation of Site

4. Installation of Fence

5. Landscaping & Exterior Detailing

6. Final Inspection

7. Staff Training

8. Coordination with First Responders

9. Warranty & Ongoing Maintenance

-SOLUTION 2: Install 3M security film on all lower-level windows.

-DETAILED OVERVIEW: Professional installation of 3M Security Film on all lower-level windows will provide the necessary protection from intrusion via shattering glass. The film is engineered to strengthen weak entry points by delaying intruders, thus providing increased response time. Additionally, the film is designed to hold broken glass in place which prevents flying shards from harming occupants, and also provides increased privacy via tinting.

-SCOPE OF WORK:

1. Initial Assessment
- Site Survey
- Measurement
2. Film Selection
3. Window Preparation
4. Installation
5. Film Curing
6. Inspection
7. Final Inspection
8. Warranty & Ongoing Maintenance

-SOLUTION 3: Upgrade existing keyless-entry system with identical systems used at other Liberty Common school properties.

-DETAILED OVERVIEW: All external doors will be upgraded with Salto Locks. This upgrade will provide real-time access control, allow for more sophisticated lockdown procedures, allow for future software updates, and provide a reasonable pathway for hardware maintenance and repair. Installation of Salto Locks will also bring the Aristotle Campus into alignment with other Liberty Common school campuses that are keyed with Salto Locks, thus allowing for consistent training, equipment maintenance, and IT-related oversight across the entire school.

-SCOPE OF WORK:

1. Pre-Installation Assessment
2. Equipment Selection and System Design
3. Compliance Audit
4. Door Hardware Installation
5. Software & System Setup
6. Testing & Calibration
7. User Training
8. Maintenance & Support Plan
9. Final Inspection & Documentation
10. Coordination with First Responders
11. Warranty & Ongoing Maintenance

-SOLUTION 4: Install additional external security cameras which provide surveillance of campus parking lots and school playground.

-DETAILED OVERVIEW: Installation of 5 additional security cameras will improve site coverage and eliminate current blind spots around the school's perimeter. Specifically, there are areas of the school playground and school parking areas that are not currently covered by existing security cameras. Increasing camera deployment will address those specific blind spots.

-SCOPE OF WORK:

1. Site Assessment & Equipment Audit (complete)
2. System Design
3. Camera Installation
4. Network Configuration

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

-SOLUTION 1: Install a reinforced concrete fence around vulnerable areas where children are present during recess and physical education activities.

-ARRIVAL AT PROPOSED SOLUTION: First, the school evaluated recommendations from Fort Collins Police Services and Makhaira Group. Then, the school solicited recommended solutions from fencing contractors to determine best materials and design concepts to accomplish desired security measures. The chosen solution was determined to be both the most effective and cost-efficient solution.

-SOLUTION 2: Install 3M security film on all lower-level windows.

-ARRIVAL AT PROPOSED SOLUTION: The school has installed 3M security film on lower-level windows at its other campuses. Past experience and research revealed that this solution is a cost-effective solution to decrease ease of entry and provide increased response time.

-SOLUTION 3: Upgrade existing keyless-entry system with identical systems used at other school properties.

-ARRIVAL AT PROPOSED SOLUTION: The school has installed Salto Locks at its other campuses. Past experience and research revealed that this solution would be the most effective solution to ensure proper access control. Additionally, maintaining system alignment with other campuses will allow for enhanced operational efficiencies among staff and the IT department.

-SOLUTION 4: Install additional external security cameras which provide surveillance of campus parking lots and school playground.

-ARRIVAL AT PROPOSED SOLUTION: The school's IT department completed a Site Assessment and Equipment Audit to determine deficiencies in external

coverage from the current security camera system at the campus. They identified areas where there were blind spots and determined the minimum number of necessary cameras to cover those deficiencies.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The school has endeavored to evaluate security deficiencies to maintain a base-level of safety for students and staff at the Aristotle Campus. Upon investigation, it has been determined that resolution of the deficiencies at the earliest possible date is recommended. Therefore, we aim to address these deficiencies before School Year 2025-2026.

Until these vulnerabilities are addressed, the student and staff population at Liberty Common School's Aristotle Campus is vulnerable to various threats including vehicular incident, vehicular violence, and school site incursion.

Our tentative timeline for implementing these solutions is as follows:

-DEFICIENCY 1: The school's physical perimeter, including around play areas and physical education field, is inadequate to prevent vehicular hazards and unauthorized pedestrian access. The school campus is adjacent to an extremely busy arterial roadway and accompanying intersection, leaving it especially vulnerable.

-SOLUTION 1: Install a reinforced concrete fence around vulnerable areas where children are present during recess and physical education activities.

-IMPLEMENTATION: June 2-20, 2025

-DEFICIENCY 2: The school's first-floor windows are vulnerable entry points, as their glass can be easily shattered, allowing intruders to gain quick and unauthorized access to the building.

-SOLUTION 2: Install 3M security film on all lower-level windows.

-IMPLEMENTATION: May 26-30, 2025

-DEFICIENCY 3: The school's external-door keyless entry systems are outdated and require replacement to ensure enhanced security and reliability.

-SOLUTION 3: Upgrade existing keyless-entry system with identical systems used at other school properties.

-IMPLEMENTATION: May 26-30, 2025

-DEFICIENCY 4: The school's external surveillance camera system has gaps in coverage, leaving certain areas vulnerable to security threats.

-SOLUTION 4: Install additional external security cameras which provide surveillance of campus parking lots and school playground.

-IMPLEMENTATION: May 26-30, 2025

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

We will budget for all required maintenance accordingly and keep contact with all contractors that perform the installation for future maintenance.

The security fence will be made of concrete and metal and are considered low maintenance. In general, concrete fences are expected to have a 50-year life span under normal conditions. The concrete fence stain also comes with a 10-year warranty. As for the 3M security film we can replace that as needed through our maintenance budget, and the Salto door locks, and security cameras will be maintained and refreshed along our normal technology cycle. Due to the new mill levy we are receiving we should consistently have funds to pay for refresh.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes



No

**Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Liberty Common Charter School (1550-5120-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Safety and Security Upgrades (1550-5120-C-SG00001) - - New - Application Number (52)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

42.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

42

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	209,349.85
D. Applicant Match to this Project	\$	87,926.94
E. Requested BEST Grant Amount	\$	121,422.91
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	209,349.85

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

131

5 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

5 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

05/26/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

07/31/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We received quotes from professional contractors for all aspects of the proposed project after site walk throughs and in-depth discussions of safety and security needs. There are not any unique or atypical considerations in our budget that have impacted our projected cost.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Casey Churchill is the Aristotle elementary school administrator and will be overseeing the project. He has managed other projects and upgrades to elementary school campuses and is a competent and dedicated project manager.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

We have acquired four vendor quotes for the fence installation.

We have also acquired specific quotes for the smaller security projects with vendors that have already installed our 3M security film and Salto locks on our

other campuses; we are trying to ensure consistency for all campuses for maintenance and upkeep. The security cameras will be ordered by the school and installed by our own IT department.

#### Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

N/A

#### Current Utility Costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A



John J. Feyen, Sheriff  
**LARIMER COUNTY SHERIFF'S OFFICE**

One Agency

One Mission

Public Safety

February 3, 2025

Capital Construction Assistance Board  
BEST Grant Program  
Division of Public School Capital Construction Assistance  
1525 Sherman Street, Suite 309  
Denver, CO 80203

Dear Capital Construction Assistance Board,

I am writing to request your support in funding much-needed safety improvements at Liberty Common School in Fort Collins. Liberty Common School is committed to providing a safe and secure environment for all students and my understanding is that they are requesting a safety/security grant that will enable them to:

1. Build a solid fence along the east side of their school
2. Install 3-M Security Film for all first-floor windows and all doors
3. Upgrade to Salto Lock Systems on all exterior doors
4. Install five additional external cameras to school property

Liberty Common School has recently purchased a new building for their second elementary school campus, and they are seeking to build a solid concrete fence along a high-traffic volume intersection that lies next to the school. This particular school location has already experienced a car losing control and crashing onto the playground area in 2014.

We understand that the school is seeking funding for the installation of a secure fence around the playground and drainage ditch to enhance student safety and minimize the risk of accidents and intrusions along the entire east line of the school's property that runs adjacent to Taft Hill Road. This is an arterial road within Fort Collins that accommodates 30,000 cars a day according to City of Fort Collins traffic volume statistics.

Currently, the playground area has chain-link fencing which is insufficient for providing both a visual and physical barrier to Taft Hill Road. The current fence situation poses potential risks to students during outdoor activities. Installing a solid fence will not only provide physical protection for students but will also provide peace of mind for parents and guardians, knowing that their children can enjoy the playground in a secure and controlled space.

In addition, Liberty Common is hoping to further fortify the school with 3-M security film for all first-floor windows and all interior and exterior doors. As you may know, this film makes windows more resistant to breaking and also prevents glass from shattering in the event of an accident, natural disaster, or break-in.

Capital Construction Assistance Board  
February 3, 2025  
Page 2

Currently, the school has 10-year-old keyless entry locks on external doors. These locks need major upgrade or replacement. The school's other two campuses use a different brand of smart-entry locks, Salto Locks, and as part of securing the newly acquired property, Liberty Common School hopes to enhance safety and security by upgrading the locks to align with other campus keyless entry fobs and security systems.

Lastly, Liberty Common is seeking to purchase five additional external cameras for increased security monitoring of the entire campus.

These four significant safety and security upgrades will synergistically provide a safer and more secure environment for Liberty Common School students and staff. This grant will directly impact Liberty Common's ability to create a safer environment for students, reducing the likelihood of accidents and fostering a more secure place for them to learn, grow, and develop. We truly appreciate your consideration and support in making this elementary school a safer place for everyone.

Thank you for your time and for consideration. Please feel free to contact me if you require any additional information or would like to discuss this request further.

Sincerely,

  
John J. Feyen  
Sheriff

Administration  
2501 Midpoint Dr.  
Fort Collins, CO 80525  
970 498-5100

County Jail  
2405 Midpoint Dr.  
Fort Collins, CO 80525  
970 498-5200

Emergency Services  
1303 N. Shields St.  
Fort Collins, CO 80524  
970 498-5300

[larimer.gov/sheriff](http://larimer.gov/sheriff)



2745 Minnesota Drive  
Fort Collins, CO 80525  
910-672-5500  
Fax: 910-672-5499  
Website: [www.libertycommon.org](http://www.libertycommon.org)

Dear Capital Construction Assistance Board,

As members of the Liberty Common School Board of Directors we would like to advocate for your support in helping to fund critical safety improvements at Liberty Common School. As both parents of Liberty Common School students and board members we are deeply committed to ensuring a safe and secure school environment for students and staff alike.

In December of 2024, we purchased a new building for a second elementary school campus, after renting the facility from Colorado Early Colleges for two full school years. The location of the school is at the busy intersection of Taft Hill Road and Horsetooth Road, both serving as bustling arterial roads within Fort Collins. In fact, Taft Hill Road, which borders the east side of the elementary school, sees upward of 30,000 cars per day as cited by the City of Fort Collins. The backbone of our security upgrade is focused on installing a solid, concrete fence reinforced with rebar to run along the school's property and Taft Hill Road. This high traffic area has created several vulnerabilities for the school in recent months.

- Most recently in January 2025, we have had a white SUV stop on Taft Hill Road, alongside our chain link fence that looks onto the playground four times in a week. The vehicle drives off as soon as staff approach.
- On 10/21/2024 - At 3:45 pm we had a "suspicious and armed" individual freely walking around the school property/playground area. The Fort Collins Police Department arrived and quickly de-escalated the incident.
- On 12/29/2014 – A driver had a medical incident and lost control of the vehicle driving over the curb and crashing into the school's property/playground.

Liberty Common School is requesting a safety/security grant to fund the following initiatives:

- Build a solid fence along Taft Hill Road
- Install 3-M Security Film on all first-floor windows and doors.
- Upgrade to Salto Lock Systems on all exterior doors.
- Add five additional external cameras to the school property.

Currently, the playground is surrounded by chain-link fencing, which does not provide an adequate visual or physical barrier from Taft Hill Road. We would like to secure the property with a concrete fence.

In addition, Liberty Common is looking to enhance security by installing 3-M security film on all first-floor windows and both interior and exterior doors. This film strengthens the windows, making them resistant to shattering in the event of an emergency.

The school's existing keyless entry locks are over a decade old and require consistent maintenance and upgrades. To further enhance security at the newly acquired campus, Liberty Common would like to replace the old system with Salto Lock Systems, which are already in use at our other two campuses, providing a unified security system across all locations.

Lastly, the school is hoping to install five additional security cameras to increase visibility.

By pursuing these four critical safety improvements, we will be able to create a safer more secure learning environment for everyone at Liberty Common School. The grant will directly impact the school's ability to enhance security, reduce risks, and foster a safer space for students to learn, grow, and thrive.

Thank you for your time and thoughtful consideration of this important request. We believe this grant will make a significant difference in ensuring a secure environment for all students. Please do not hesitate to reach out if you need any additional information or wish to discuss this request further.

Sincerely,

Mark Dollar, LCS Board of Directors - Treasurer

LCS Board of Directors, Safety Committee





395 Delozier Dr, unit 120  
Fort Collins, CO 80524-8615  
970-457-4333  
MakhairaGroup.com

Dear Capital Construction Assistance Board,

I am writing to solicit your support for essential safety improvements at Liberty Common School in Fort Collins. As an advocate for the school's commitment to creating a safe and secure learning environment, I believe these proposed upgrades are critical to ensuring the well-being of all students and staff.

Liberty Common School is requesting a safety/security grant to fund the following initiatives:

- Build a solid fence along Taft Hill Road
- Install 3-M Security Film on all first-floor windows and doors.
- Upgrade to Salto Lock Systems on all exterior doors.
- Add five additional external cameras to the school property.

The school has recently acquired a new building for its second elementary campus and is seeking to install a strong concrete fence along a high-traffic intersection next to the school. This location has previously been the site of a car accident that ended with the vehicle on the playground.

The requested funding will help the school build a secure fence around the playground and drainage ditch to improve student safety and minimize the risk of accidents and unauthorized access along the entire property.

Currently, the playground is surrounded by chain-link fencing, which does not provide an adequate visual or physical barrier from the busy road. This inadequate fence presents a potential safety risk during outdoor activities. A solid fence would provide vital physical protection.



Paraclete Security Solutions  
Paracletesecurity.com  
970-305-5556

In addition, Liberty Common is looking to enhance security by installing 3-M security film on all first-floor windows and both interior and exterior doors. This film strengthens the windows, making them resistant to shattering during a security breach.

The school's existing keyless entry locks are over a decade old and need significant upgrades. To further enhance security at the newly acquired campus, Liberty Common aims to replace the old locks with Salto Lock Systems, which are already in use at their other two campuses, providing a unified security system across all locations.

Lastly, the school is hoping to install additional external cameras to increase visibility. These four critical safety improvements will work together to create a safer environment for everyone at Liberty Common School. The grant will directly impact the school's ability to enhance security, reduce risks, and foster a safer space for students to learn, grow, and thrive.

Thank you for your time and consideration of this important request. I wholeheartedly support Liberty Common's efforts to improve safety on campus, and I believe this grant will make a significant difference in ensuring a secure environment for all students. Please do not hesitate to reach out if you need any additional information or wish to discuss this request further.

Sincerely,

**Mike Loberg, CEO**

Makhaira Group & Paraclete Security Solutions  
mloberg@makhairagroup.com  
970-227-6658 (cell)  
970-457-4333 (office)  
www.makhairagroup.com



Paraclete Security Solutions  
Paracletesecurity.com  
970-305-5556



● **Campuses Impacted by this Grant Application** ●

**Karval RE-23 - K-12 HVAC & Electrical System Replacement - Karval Pre-K-12 - 1955**

<b>District:</b>	Karval RE-23
<b>School Name:</b>	Karval Pre-K-12
<b>Address:</b>	16232 County Road 29
<b>City:</b>	Karval
<b>Gross Area (SF):</b>	33,434
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$9,668,286
<b>Condition Budget:</b>	\$6,144,849
<b>Total FCI:</b>	0.64
<b>Adequacy Index:</b>	0.35



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,563,782	\$1,051,276	0.67
Equipment and Furnishings	\$665,853	\$796,636	1.20
Exterior Enclosure	\$1,498,420	\$286,584	0.19
Fire Protection	\$1,780	\$437,849	245.98
HVAC System	\$1,476,744	\$1,731,103	1.17
Interior Construction and Conveyance	\$1,788,463	\$1,538,335	0.86
Plumbing System	\$545,462	\$335,629	0.62
Site	\$527,015	\$354,696	0.67
Structure	\$1,600,767	\$50,591	0.03
<b>Overall - Total</b>	<b>\$9,668,286</b>	<b>\$6,582,699</b>	<b>0.68</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Karval Pre-K-12 Site	435,600	0.66	1955	\$512,353	\$339,301
Karval Pre-K-12 Vo-Ag	7,920	0.29	2004	\$1,463,339	\$526,768
Karval Pre-K-12 Main	25,514	0.70	1955	\$7,692,595	\$5,716,630
<b>Overall - Total</b>	<b>469,034</b>	<b>0.64</b>		<b>\$9,668,286</b>	<b>\$6,582,699</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Karval RE-23

**County:** Lincoln

**Project Title:** K-12 HVAC & Electrical System Replacement

<b>Current Grant Request:</b>	\$3,497,640.67	<b>CDE Minimum Match %:</b>	39%
<b>Current Applicant Match:</b>	\$499,662.95	<b>Actual Match % Provided:</b>	12.5%
<b>Current Project Request:</b>	\$3,997,303.62	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$3,997,303.62	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$153.74	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$15.38	<b>Affected Pupils:</b>	30
<b>Hard Costs Per Sq Ft:</b>	\$138.36	<b>Cost Per Pupil:</b>	\$133,243
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	867
<b>Previous BEST Total \$:</b>	\$21,070.73		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	30	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$6,308,435	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$210,281	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$51,406	<b>Total Bond Capacity:</b>	\$1,261,687
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	51.9%	<b>Bond Capacity Remaining:</b>	\$1,261,687
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$571.57		
Statewide Avg:	\$1,368		

I. Facility Profile

Karval RE-23 (1810) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K12 HVAC and Electrical System Replacement (1810-SG00001) - - New - Application Number (29)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Karval RE-23 - 1810

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> <input type="text" value="Gymnasium, music room, weight room"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

n/a

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Karval School was constructed in 1955 by the Karval School District. Since the original construction of the facility there have been additions - in 1977 and 1982 - along with various updates over the years.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The District has invested in a variety of major capital improvements. Two additions were constructed in 1977 and 1982. These additions provided much needed expansions including additional classrooms, a larger library, music room, and flex space once used for physical education but since repurposed for a distance learning lab.

In 2021 the Library addition received a new heat pump rooftop unit. Rather than install a traditional gas/DX rooftop unit, which would have been much cheaper, a high-efficiency heat pump unit was chosen. This was a first significant step in Karval schools efforts to integrate green technology and to do our part to minimize our carbon footprint. This unit also had the benefit that it was able to provide sufficient ventilated air into one of the larger congregational spaces in our school.

Also in 2021 new on-demand water heaters were installed due to a lack of hot water in the restroom facilities prior to this project completion.

In 2022, a new white membrane roofing system was added to the building to replace the failing standing-seam metal roof system, which itself was installed over the top of the original built-up roof. This roof carries a 20 year warranty and will minimize the damage to the facility experienced with our previous leaky roof system.

In the fall of 2024, new windows were installed on the elementary wing of the main building. All of the elementary rooms (including the daycare and preschool rooms) have had replacement windows installed, greatly reducing the drafty nature of the previous windows and addressing the unacceptable heat loss that was occurring with the previous windows. On-demand water heaters were also installed in bathrooms, resulting in completion of the following list of projects in the last three years:

#### Project List

- New Heat Pump RTU (library)
- On-demand water heaters (both sets of bathrooms)
- New White Membrane Roof ( entire building)
- New Windows (elementary school wing)

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The District allocates 4.5% of its annual budget to address capital improvements and maintenance needs. The total adopted budget is \$1.8 million, and the 4.5% allocation represents a significant investment in the upkeep of our facilities. The age of our main building, which serves as the heart of our district, necessitates a proactive and intentional approach to maintenance. Without consistent attention and resources, deterioration occurs rapidly, jeopardizing the building's functionality and lifespan.

Recognizing this, the Board of Education and administration have made it a priority to extend the life of the facility. Admittedly, however, as the building continues to age the costs associated with repairs and improvements have steadily increased.

Additionally, the District is heavily reliant on state equalization funds due to our limited local tax base. This financial reality makes careful budgeting and resource allocation essential to ensure we can meet the capital needs of our facilities without compromising our educational priorities.

The newly installed HVAC system will greatly reduce the burden on this overall capital improvement and maintenance budget. A thorough estimate of the

yearly anticipated costs necessary to maintain the new equipment has been included in the supplemental documentation. The district is estimating that roughly \$20k-\$25k/yr will be necessary to maintain these new systems. This aligns very well with CDE's Capital Renewal Reserve, which requires a district to contribute 1.5% of the district's PPR, which equates to just under \$20k/yr.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Karval RE-23 (1810) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K12 HVAC and Electrical System Replacement (1810-SG00001) - - New - Application Number (29)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

At the highest level, this project aims to address four SMART goals by the end-of-summer 2026:

- Replace the failing HVAC system with a new high-efficiency system that will function for 20+ years.
- Address the lack of ventilation air currently provided to the building through replacement of the HVAC system.
- Reduce annual energy and maintenance system costs by approximately 10%.
- Meet Colorado public building performance standards.

We are confident these goals will be fully achieved with the financial project support made possible by funding through BEST. A new ground-source VRF heating, ventilation, and air conditioning (HVAC) system, suitable to meet the needs of a facility operating in 2025, will single handedly address all of the above goals.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects



## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

A recent Facility Assessment focused on HVAC system deficiencies brought to light for the Karval School District the fact that our current HVAC system has many deficiencies that we simply cannot address through standard and routine maintenance efforts. The majority of the facility issues plaguing the Karval K12 School are associated with an insufficient HVAC system infrastructure. Unfortunately what we actually have is a heating (H) system, as our building does not have any Ventilation (V) or mechanical Air Conditioning (AC) capabilities that are part of a fully functioning HVAC system. The district compared this assessment to the BEST Facility Condition Assessment Report provided through CDE. The HVAC system as noted in this report, shows an overall score of 1.17 which aligns with the recommendations from our engineers to focus on replacement rather than upgrades or updates to the existing infrastructure.

The existing heating system relies on 60+ year-old piping infrastructure, a 31-year-old single cast iron sectional boiler, and very rudimentary and essentially non-functioning thermostatic controls. In 2021 a new rooftop unit was installed on the library, meaning that only this portion of the building can claim to have some - but still insufficient - Heating, Ventilation, and Air Conditioning (HVAC) capabilities.

Below are several system deficiencies noted in the engineering report that this project will address.

1. Ventilation Capabilities - One of the most serious issues that our current system presents is the lack of ventilation provided throughout the facility. The only portion of the building that has any ventilation capability is the library heat pump RTU, and even that, due to faulty installation practices, has limited capabilities. The remaining portions of the facility have hydronic and electric resistance baseboard heaters and have no ventilation of any kind.

During the in-depth analysis of the existing building plans, the 1982 addition was found to have had adequate ventilation capabilities at the time of construction; however, at some point that system was abandoned and the outdoor air intake covered during a roofing project. We assume that this system experienced a catastrophic failure at some point and instead of addressing the failed equipment, electric perimeter heaters were installed to keep this addition warm. It does appear that there was some knowledge of the function of this system, as the unit was removed and a wood box built and installed in its place. Unfortunately, the fan motor was removed completely, along with other essential components, rendering that system non-functional.

Indoor air quality is of vital importance in the school environment because it can affect how students function and learn. Poor air quality, like stuffy air or exposure to dust and mold, can lead to problems like headaches, tiredness, or even asthma. Studies have shown that poor air quality \ in schools can lead to more absences. Some reports document that up to 50% of students miss school because of health issues linked to poor air quality. When the air is cleaner and fresher, students are more focused, less likely to get sick, and can perform better in the classroom.

(No ventilation system exists; therefore no SCl can be referenced for this scope)

2. Heating System Reliability - Utilizing very old and antiquated infrastructure on a critical system such as a building heating system is risky for a rural school district like ours. Currently one singular boiler provides heat for the facility. Our maintenance staff has done a fantastic job maintaining this piece of equipment to get us through many years of borrowed time. Neighboring districts have had catastrophic equipment failures that have caused shutdowns and caused these districts to spend significant funds to fix their systems to keep them operating. Karval would like to proactively address these issues rather than

be forced into an emergency situation where money must be spent to continue conducting normal operation, throwing "good money at bad".

(SCI Scores - Existing Boiler 1.25, Baseboard Heaters 1.12, Distribution Piping 1.25, Unit Heaters (Gym) 1.12)

3. Air Conditioning - Similar to the ventilation capabilities, the majority of the facility has limited to no cooling capabilities. The only area that has any source of cooling is the library which is cooled by the heat pump RTU located on the roof. This unit's installation led to increased efficiency and enhanced operational capabilities.

The remainder of the facility has no cooling capabilities outside of a few window A/C units that get installed during the warmer months of the year. Having inadequate cooling limits the ability for the community to use our facility during the late spring through early fall.

(SCI Scores - Window AC Units 1.05)

4. Lack of Control - Another issue currently causing comfort and potential health risks for building occupants is the inability to readily control the equipment throughout the facility. Currently local thermostats control the heating valves on the hydronic system. Our maintenance staff often get comfort complaints that are related to either issues with the valve opening/closing and/or the boiler operation.

Not having a central control system that can monitor the equipment, report variances outside of maintained set points, and troubleshoot problems remotely has been challenging for our maintenance staff.

(SCI Scores - Building Controls (HVAC) 1.25)

5. Kitchen Ventilation Deficiencies - The existing kitchen hood was recently tested and found to have very minimal airflow. At a minimum, a thorough cleaning and filter change is required to restore proper functioning of the hood. Unfortunately, even if the hood is restored to a fully operable condition, the kitchen would remain without proper ventilation and clean make-up air being delivered into the space. Since the building's inception, a make-up air unit has never been included, and without this important piece of equipment, the only source of make-up air coming into the kitchen while the hood is on is by infiltration from the surrounding spaces or unfiltered air from directly outside. This is an unhygienic and unreliable source of make-up air for such an environmentally sensitive area as the kitchen that prepares food for our entire student population.

(SCI Scores - Kitchen Exhaust 1.25, No Ventilation System Exists to Reference)

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Site Visits, Billing and Blueprint Analysis, and Reporting:

Karval Schools has worked with industry experts to develop a report based on a comprehensive Facility Assessment of our facility. This report includes recommendations to improve occupant comfort, minimize operational and maintenance costs, and improve the health and safety of those who utilize our facilities. The qualitative aspects of this analysis included site observations from the investigating team, a review of all building blueprint drawings, and critical feedback from facility operators, occupants, and administration.

The initial site visit was quite informative; the audit team was able to point out several issues that our staff had wondered about for years, including the

mysterious wood box, shown in our slide deck. This site visit also pointed out several issues with our newly installed roof, including issues with the flashing that was leading to roof leaks and damaged ceiling tiles, that enabled us to contact our roofing company and have necessary repairs completed under warranty.

Once the report was complete, the engineers came and presented their findings at a board meeting and answered questions about adequacies as well as challenges with the facility. This was an eye opening moment for school leadership, providing vital information about system options, ventilation needs, funding mechanisms for building improvements, etc.

#### System Selection:

The Facility Assessment also included a quantitative analysis analyzing in detail the building's performance and energy utilization. The investigating team obtained 24 months worth of energy bills and carefully analyzed them to understand the year-round building performance.

In addition, an energy model/"digital clone" of the facility was created based on the blueprints combined with on-site observations. This model was calibrated for accuracy utilizing actual utility data weather-normalized for historical accuracy. The charts showing the final electric and propane usage demonstrated a significant lack of cooling and ventilation air in our facility.

To select the best replacement system, a detailed Life Cycle Cost Analysis (LCCA) was performed. This combined information from both the qualitative and quantitative analysis to recommend the best system possible. The team initially analyzed multiple system types and eliminated those that would be difficult to install within the existing building, that would involve extensive additional "know how" among the on-site maintenance staff to maintain daily operation, and many other factors. Potential systems were narrowed to two primary options, an air-source heat pump system or ground-source VRF. Ground-source VRF was ultimately chosen. This system was chosen primarily due to desired performance characteristics and the reliable nature of its heating capabilities. Our district operates on a strict budget and many of the other systems initially analyzed would have dramatically increased our yearly operating expenses due to the utility costs associated with the addition of proper cooling and ventilation. Other benefits of the geothermal heatpump system included the presence of funding opportunities from the state and federal governments; this tipped the scale, making this premium system cheaper to initially install while realizing other benefits as well.

#### Estimating:

The design-builder procured for this project is finalizing the design. We are benefiting from the learning curve associated with a very similar construction project just underway in a neighboring community. Equipment package quotes, labor hour estimates, and other information from that project was used to validate the pricing developed for this project. Having a high level of confidence in the project budget is important for a district our size. We desperately need to stick to the budget that has been presented due to district budget constraints and concerns about the instability of future federal funding.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Karval School District will face substantial operational and financial risks if the antiquated and failing equipment is not addressed here very soon.

Having a singular boiler with no backup/redundancy means that the building will have to close for prolonged times or exorbitant amounts of money would likely be required to fix this aging boiler system or to bring in a temporary heat source should the system experience catastrophic failure. These systems are well beyond their recommended service life (many pieces of equipment are, in fact, original to the building), a true testament to our maintenance team's skill and hard work to get the most out of this aging equipment.

To head off the likelihood of system failure, installation of a geothermal variable refrigerant flow (VRF) system is highly recommended. This system will provide reliable and efficient heating, cooling, and ventilation for the facility. The various components of this system are highlighted below, illustrating their function and describing several design decisions made during the schematic design phase to ensure project success.

**Geothermal Wells:** A geothermal loop includes many vertical wells (roughly 20) connected together that flow water through either absorbing or rejecting heat (energy) from or into the ground. The depth and number of these wells is based on the ground properties identified through a test-well. At this point the number of wells has been estimated conservatively based on known ground properties in a neighboring community. This loop is a closed loop system that transfers energy from the ground to the building and vice-versa through the water-source VRF condensing units.

**VRF Condensing Units:** These units, located inside the facility, are solely responsible for exchanging energy with the ground (closed) loop water and distributing refrigerant throughout the facility for the in-room fan coils to supply heating and cooling for the associated space they serve. These units are located in mechanical rooms and separate the building into various zones but within those zones the in-room equipment are capable of providing the necessary energy, either heating or cooling. The responsibility of the VRF condensing units is to create the energy needed for the net-resulting load. The engineering done thus far shows that there will be ample opportunity for the in-room units to exchange energy between various spaces, reducing the work needed by these condensing units and resulting in reduced operating utility expenses.

**VRF In-Room Fan Coil Units (FCU):** These units come in various different shapes and sizes. Most units that are planned for this project are ceiling mounted cassette fan coil units (FCUs) which are installed in the drop ceiling and are a cost effective solution for smaller spaces due to the minimal ductwork and additional infrastructure needed to function. Larger spaces will be served by Air Handlers which are discussed below. These fan coil units are solely responsible for the temperature control in a given space; similar to the ground loop, they either absorb energy from the space (cooling) or send energy from the loop into the room (heating). As mentioned above, these units are connected to a central condensing unit and can share energy between each other, increasing the operating efficiency and greatly decreasing operational costs.

**Air Handling Units:** The larger spaces like the gymnasium and stage have too high heating and cooling loads as well as ventilation air requirements to be served by small fan coil units. Due to the density, size, and thermal requirements of these large congregating spaces, Air Handling Units (AHUs) are used instead.

These AHUs provide all necessary heating, cooling, and ventilation air in one package. Currently, plans call for these units to be connected to the ground-loop, but a value engineering option exists to decouple these units from the VRF system and utilize packaged equipment instead. These units are much more common and readily available versus the more custom nature of larger VRF Air Handlers. Either option will provide a significant benefit for the gymnasium compared to our current gas unit heaters and exhaust fans.

**Energy Recovery Ventilators:** To provide ventilation air to the spaces served by the VRF FCUs, Energy Recovery Ventilators (ERVs) have been selected. These units are able to process incoming external air and, through a thermodynamic process, exchange energy from the building exhaust into the ventilation air to minimize the load on the in-room FCUs. Utilizing this "free" energy with these relatively inexpensive pieces of equipment is the most efficient way both upfront, as well as over time. The other benefit of ERVs is their simple nature, leading to easier maintenance and increased reliability.

**Kitchen Ventilation Improvements:** The existing hood will be cleaned and refurbished to ensure that the harmful combustion products of the gas range and oven beneath it are reliably exhausted out of the building. Additionally, if the budget allows, a dedicated make-up air unit (MAU) will be installed to supply consistent, filtered, fresh air into the kitchen while the hood is being used. Interlocking the operation of a new MAU with an old, antiquated hood may prove impossible, so the hood may ultimately need to be replaced entirely if a MAU is installed. That said, the budget should prove to allow for dramatic improvement compared to the current operation.

**Supplemental Boiler:** A net load analysis on the heating and cooling needs of the building was completed. The analysis identified that the net capacity of the building is heating dominated. That means the building needs more heat throughout the year to operate than will be rejected back to the ground during the cooling season. In order to avoid suffocating the ground from all its thermal capacity, a supplemental boiler needs to be installed to limit the amount of energy pulled from the ground. The loop temperature will be monitored in the groundswell, and when the loop temperature begins to drop and the facility needs more heating capacity, the boiler will fire up, adding additional heating capacity.

While the district would love to abandon fossil fuels 100%, at this time it is not feasible to move to an all-electric backup system. The boiler specified is a very high-efficient condensing boiler that will be used only in times of need. The primary heating for the building (over 90%) is provided solely from the groundloop leading to an overall reduction in fossil fuel consumption of over 85%.

**Building Automation:** To control the entirety of the new HVAC system, a digital controls system will be installed. This system will provide advanced controls capabilities aimed to increase comfort, minimize energy usage, and assist with troubleshooting of problems with the equipment. Each space will have its own thermostat to control the in-room equipment and will communicate back to the central plant equipment to assist in monitoring of overall system needs.

**Electrical:** In order to power the new HVAC equipment, an entirely new electrical system will be installed. The existing infrastructure provides single phase power to the building. The service entrance all the way to the distribution panels and branch circuits for the new mechanical equipment must be 3 phase equipment.

This added a significant amount of cost to the project scope, but unfortunately modern HVAC equipment does not operate on single phase power. Our engineers have worked with our utility company to establish the scope and the budget for this upgrade.

**General Construction:** Due to the efforts to minimize the installation cost and to avoid disruption of existing asbestos-containing materials during both the demolition and installation phases, nearly all new piping, ductwork, and equipment will be run overhead. However, this plan created challenges with maintaining the fire rating for interior partition walls and compliance with modern code for refrigerant based HVAC systems. This led to significant concealment of this critical infrastructure. Currently there is a generous amount of ceiling work, soffits, and other general construction included in the plan and budget that will address these code required issues.

Summary: Together, all of the components described above comprise a modern, efficient building HVAC system. This system will address many of the issues our district has been forced to contend with on a daily basis to maintain ongoing operations of our current heating system. The goals of this project are easily measurable and will undoubtedly move our district into the future, supporting student education in a healthy, safe, and comfortable educational facility.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The findings from the Facility Assessment report completed by our engineers in the fall of 2024 have informed the recommended solutions in this request. The team conducted multiple site visits, working to understand current facility operations and documenting deficiencies that should be addressed. Through comprehensive qualitative and quantitative review, existing conditions of the building were assessed in detail, enabling the team to focus on identifying the highest priority needs to address deficiencies associated with our mechanical systems.

#### Life Cycle Cost Analysis:

Given the urgency of the identified deficiencies and the lack of simple and affordable means to repair existing systems, it was evident that a comprehensive renovation or complete replacement of the existing HVAC systems would be the most logical course of action. To determine which of the renovation options was optimal, a detailed Life Cycle Cost Analysis was completed. This effort started by analyzing multiple system types qualitatively and eliminating options that were not practical for our specific application.

Once the qualitative analysis was completed, the two remaining feasible options, both capable of addressing documented deficiencies, were evaluated in greater detail. This additional evaluation includes assessing construction costs, energy consumption, maintenance expenditures, and other factors. The results of the analysis resulted in the following:

1 - The first option was a Ground-Source VRF system. As described above, this system has many features and attributes that are beneficial for Karval Schools. The overall reliability, efficiency, and available funding options were three features that made Ground-Source VRF stand out as the best possible option.

2 - The second option evaluated was an Air-Source VRF system. This system has many of the same features of the Ground-Source system. However, air-source heat pumps operating in cold winter weather often require large amounts of backup heat. Including backup heat to guarantee operation year-round adds cost, complexity, and significantly reduces the overall effectiveness and efficiency of the system. This among, other factors, lead the district in a different direction.

Outcome: A thorough investigation that left no stone unturned resulted in a clear choice for Karval Schools. The Karval School Board selected to pursue the design and implementation of the ground-source VRF system. To adequately prepare for this grant application, among others, the district worked with a design-build firm to develop the required documentation and better understand all financial aspects of the project. The information provided in this BEST grant was used to apply for and receive an award from the Colorado Energy Office Public Building Electrification Grant in the amount of \$250,000 and to apply for the CEO Geothermal Energy Grant Program (a decision on an estimated \$225,000 is pending).

#### Standards and Code Compliance:

Both solutions that were analyzed included design considerations in accordance with all applicable codes and standards adopted by Colorado's Division of Fire Prevention and Control. DFPC currently recognizes the 2021 versions of all international building codes. The energy simulation and modeling of Karval School demonstrated that both options would be in full compliance with the state's Colorado Building Performance Standards as well as the Green House Gas Emission Compliance.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

This building has been in dire need of HVAC upgrades for quite some time. Karval Schools has diligently worked to save the funds necessary for the match to make upgrades. The approval of the Federal Inflation Reduction Act (IRA) also spurred the District administration to investigate system upgrades options, leading to this investigation in the summer of 2024.

System failures and comfort complaints drove the district to pursue a solution to several underlying issues with our facility. The first step included consulting with an engineering firm that has addressed similar issues for neighboring districts. A thorough investigation took place that led to an engineering report which confirmed many of the district's existing concerns and generated additional concerns regarding poor indoor air quality and instability of the heating system.

What we now know about the inadequacy of building ventilation adds additional urgency to the system issues. With our aging equipment operating in an uncertain state, it would be very difficult to maintain operation should a catastrophic failure occur. With that concern, it is our utmost desire to complete this project as soon as possible.

If this project is not awarded, the district will be forced to make tough decisions. We will most likely not be capable of pursuing the expressed project goals outlined in this application but, rather would be forced to spend the available district dollars improving the resiliency of the existing heating system, leaving other inadequacies in our current systems unaddressed.

The district has already received funding from the Colorado Energy Office for the Public Building Electrification Grant (PBEG) in the amount of \$250,000. Parallel to the development of this grant application, the district also applied for the CEO Geothermal Energy Grant Program (GEGP) with a request of \$225,000. Should this BEST application be unsuccessful, the district would likely have to reject funds from these other sources, since insufficient funds would be available to complete the project goals referenced in those other applications. This also would mean the district would also have to forgo the Federal IRA funds which are estimated to fund almost \$1.3M of this project.

To validate our concerns about our HVAC system, the district analyzed the SCI scores for the existing equipment as shown on the CDE Facility Insight portal. The average scores of components that will be addressed as part of this project range from 1.05 to 1.25, further demonstrating the need for this project's completion. This greatly contrasts the building's FCI score of 0.63, which demonstrates a facility with good bones that can be greatly improved as far as function, with minimal investment, to create a long-term healthy and safe environment for students and staff.

Lastly, the district also compared our proposed work to the "Priority" analysis on the updated Facility Condition Report updated by CDE earlier this year.



The systems identified for replacement are highlighted below.

- Perimeter Heat System - Baseboard Fin Tube Heaters : Priority 3 (Due for replacement within 5 years)
- Two Pipe Distribution System - Piping Infrastructure : Priority 3
- Unit Heaters - Hot Water Heaters (Gymnasium) : Priority 3
- Window AC Units : Priority 3
- Electric Controls - HVAC Controls : Priority 3
- Hot Water Boiler - Propane Gas Fired : Priority 3
- Exhaust System - Kitchen : Priority 3

All of the critical components necessary to heat our building, as shown above, are in dire need of replacement. The plan is in place, the team is assembled and the district is motivated to complete this project in the summer of 2026. Thanks to the current contributions by CEO and additional funds provided by the CDE BEST grant as part of this request, this dream can truly become a reality.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Karval Schools is committed to maintaining the new equipment and will work with our design builder and subcontractors (to be determined) to develop a robust annual maintenance plan and budget. This plan will better define annual maintenance costs and identify maintenance intervals and timelines. Once the new equipment is installed, the district will have roughly 20 years with predictable expenditures for preventative maintenance, allowing the district to grow its capital outlay funds to fund future capital project expenses.

Having upgrades to the Karval K12 School's mechanical systems supported by this BEST Grant would not only allow the district to continue to effectively manage its future maintenance budget, but it would also help set aside additional funding for future maintenance and other critical district functions. The proposed new equipment at Karval K12 is expected to last 20+ years with proper maintenance, meaning the mechanical systems throughout all the district's facilities should have very few or no substantial failures in the foreseeable future. This means the district will finally be able to establish a very predictable



preventative maintenance budget that should be fairly consistent over that time. Any savings between this new preventative maintenance budget and our previous maintenance expenditures can be dedicated to building a reserve fund that will fund major repairs and replacements once this mechanical equipment begins reaching end-of-life.

The district is expecting a modest decrease in maintenance expenditures given that all current equipment is at or past its expected service life and is becoming problematic and a burden to maintain. The district currently spends about ~\$50,000 a year on direct material and contractor costs and expects a significant reduction of these expenditures once the new system is installed and operational. This maintenance estimate developed by our engineering team, shows that the district will need to allocate roughly \$20k-\$25k of our overall facility upkeep budget for ongoing equipment maintenance. This aligns very well with CDE's Capital Renewal Reserve, which requires a district to contribute 1.5% of the district's PPR, which equates to just under \$20k/yr.

Admittedly, this project proposes adding a handful of new pieces of mechanical equipment where none like it existed before, such as the potential addition of Energy Recovery Ventilators. The added expenditures associated with maintaining this new equipment will likely offset some of the expected reduction in maintenance costs for replacing all of the old, failing equipment.

Of course, these new maintenance costs won't be felt immediately while the equipment is early in its service life and under manufacturer warranties. Thus, especially in the short term, the district expects this project to result in a net decrease in maintenance costs, while over the long term, total average maintenance costs should normalize again around the same if not slightly lower than current expenditure levels.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes

No

**Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

n/a

III. Detailed Project Cost Summary

**Karval RE-23 (1810) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K12 HVAC and Electrical System Replacement (1810-SG00001) - - New - Application Number (29)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

39.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

12.5

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,997,303.62
D. Applicant Match to this Project	\$	499,662.95
E. Requested BEST Grant Amount	\$	3,497,640.67
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	3,997,303.62

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	

Financing

The funding necessary to complete this project will come from several sources. The district has saved diligently over the past several budget cycles to fund our contribution to this project. At this time the district is able to commit \$250,000 out of our Capital Reserve.

To fund the remainder of the project the district plans to utilize funds from the Colorado Energy Office (CEO) Public Building Electrification Grant (PBEG), CEO Geothermal Energy Grant Program (GEGP), local utility rebates, and lease purchase financing.

In December of 2024, the district was awarded \$250,000 provided by the CEO PBEG, which supports efforts to move public facilities from fossil fuels to electric based heating systems.

In December of 2024, the district applied for and awaits the award of the CEO GEGP. This grant fund supports efforts for all types of Colorado facilities to design and install HVAC systems utilizing geothermal technology. Based on the size of our needed system, the district applied for \$225,000, which will cover half of the cost of the ground-loop infrastructure. This added ground loop cost compared to other system alternatives is often the barrier of entry. Utilizing funding that is exclusively for ground-source applications such as the GEGP actually tip the scales in favor of the ground-source system, as demonstrated in a Life Cycle Cost Analysis completed as part of our Facility Assessment.

Lastly, Karval anticipates small but appreciated rebates from our local utility company.

The district has also submitted a waiver to reduce our match to an amount palatable and financially viable for a district our size. We greatly appreciate consideration from the CDE capital construction board of this waiver. Originally the district was hoping that this project would qualify for funding through the Federal Inflation Reduction Act (IRA). Unfortunately due to the instability of the lending market and questions about continued funding at the federal level, the district is unable to count on these funds materializing at this time.

Combining all the above mentioned funds and the generous contributions through BEST means our project is fully funded and ready to proceed upon award. If the waiver application and additional grant funding are unsuccessful, the district will have to evaluate a larger lease purchase agreement and most likely cut portions of the project in order to support a much larger match financially. A district our size unfortunately can not support a loan large enough to cover the BEST fund request. This means the project, as it is currently planned, is unable to proceed without the support from CDE.

Other  
(please describe)

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

% \* **O. Escalation % identified in your project budget**

% \* **P. Construction Contingency % identified in your project budget**

% \* **Q. Owner Contingency % identified in your project budget**

\* **R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*



\* **S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028.***

12/30/2026



**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

In preparation for this BEST grant application, Karval Schools worked with a design-build firm for pre-application services. Their engineering and construction team developed conceptual design plans and completed an internal estimate of the cost of work utilizing the RS Means construction cost database for this region based on those schematic drawings. These estimates were also compared to other recent project bids for similar projects and refined accordingly. To refine these estimates even more, the team engaged with equipment suppliers to provide budget estimates. These estimates are reflected in our proposed project budget.

Once the equipment budget was finalized, the design team engaged several area contractors to validate the received equipment quotes and the internal labor estimates developed by our design builder. Any discrepancy between the contractor feedback and the original estimate has been accounted for and is reflected in the project budget as presented.

The single largest component of the project budget is the mechanical contractor work. The average of the two rough order of magnitude (ROM) estimates was used to develop the proposed budget. After solidifying the equipment and labor budget necessary to deliver the project, the team finalized the project budget, including all necessary permitting, insurance, design costs, construction management costs, and associated post-construction support services.

Funds have been included to account for price escalation between the time of this submission and the equipment/subcontractor procurement planned for the winter/spring of 2026. Due to recent pricing volatility experienced by neighboring school districts, a 6% escalation contingency has been included at this time. This contingency was informed based on increased labor wages in Colorado over the past 18 months, and RS Means predictive labor rate data for 2026. In addition, this is also based on material quotes received by our engineering partners over the past 12 months. Any number less than this may result in cost overruns unavoidable and unaccounted for in preparation for project construction.

Also included in the budget is construction contingency. While a rough conceptual design has been completed, final design will inevitably turn up additional costs necessary to complete the proposed scope of work. Renovation projects always carry inherent risk and, as such, the district is proposing a 5% construction contingency to account for unforeseen conditions.

In alignment with construction project best practices, the district is also carrying owners contingency in the amount of 3%.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

In accordance with CDE guidelines, Karval Schools issued a Request for Qualifications (RFQ) for design-build services. This process took place in November 2024 and included a newspaper listing, a request on the district website, and utilization of the BEST contractor distribution list. In an effort to attract additional firms, we researched and found a list of potential companies from the Colorado Energy Office (CEO) and reached out to several companies directly.

After the two proposals were received, the district BOE listened to presentations from both firms. The BOE and district administration then selected the chosen firm based on the response info and these presentations. The result of this effort was the selection of one of the CEO-approved vendors. Our design-build partner has been instrumental in the development of this project in the conceptual phase and in the development of this grant application over the past few

months. Their track record providing a full suite of design-build services including engineering and construction management for neighboring districts in the Eastern Plains was a large part of the decision to select this team.

Upon award of this grant funding, their engineering team will take the conceptual plans developed thus far and fully develop the project including full bid/construction documents. These plans will be submitted to the proper authority having jurisdiction (AHJ) for permit review and approval.

With these documents our design builder will also assist Karval Schools in procuring subcontractors to execute the given scope of work. They will also be responsible for providing the necessary construction management and onsite supervision. The construction team will manage all aspects of the project including procuring necessary equipment, developing and maintaining a site safety plan, as well as handling all permitting, planning, and work scheduling.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Karval School District believes and sees value in an open, competitive process for vendors, consultants, and contractors. As described above (U. Project Management), all procurement that has taken place to date to select our preferred design builder has followed CDE guidelines. We appreciate the multiple firms that expressed interest in our project. It is hard to find interested parties to complete any work in Karval let alone a large complex project like this.

To add another layer of competition and to hopefully drive costs down even more, our chosen design builder will procure subcontractors and equipment through an additional competitive bidding process. After all bids are received, Karval School will sit down with our team and select the best value equipment and contractors.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

As described above (I. Matching Funds), the Karval School District has identified several funding opportunities and hopes to capitalize on all of these to make this project dream a reality. Karval Schools has done its due diligence to evaluate all available funding opportunities and to set our district up to succeed through receipt of funding based on high quality applications and a well-conceived and vetted project plan. Below is a list of funding anticipated for this project:

### Funding Sources

- CEO PBEG - \$250,000 (secured)
- CEO GEGP - \$200,000 (applied)
- Local Utility Rebates - TBD
- CDE BEST - \$2.5M (applied, awaiting approval)
- CDE BEST Waiver - \$1M (awaiting approval)



## Current Utility Costs

### **X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Due to the nature of modern high efficiency HVAC systems, even with the addition of adequate ventilation and cooling, a reduction in annual energy consumption is anticipated. While the primary goals of the project are to improve system function and reliability, a reduction in operating expenses would help our already strained budget.

As part of our Facility Assessment completed earlier this year, a comprehensive analysis of our utility usage and expenditures was conducted. The selected system is expected to result in a reduction of annual utilities. All other system options that were evaluated would actually result in a significant increase to operating costs, which is not feasible at this time. A summary of those findings is provided below.

#### Utility Costs:

Electricity Costs - \$0.05/kWh & \$17.79/kW & \$110 grid charge

Annual Electricity Costs - \$14,000 current, \$19,700 proposed

Propane Costs - \$1.44/therm

Annual Propane Costs - \$9,500 current, \$700 proposed

#### Energy Analysis:

Current EUI - 40

Target EUI - 19.7

Annual Electricity Usage (kWh) - 113,500 current, 132,000 proposed

Annual Propane Usage (Therms) - 6,600 current, 500 proposed



**District or BOCES Name:** Karval RE-23

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

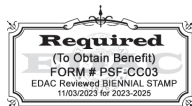
As a small, rural school district with extremely constrained funding, our ability to meet the required matching contribution is a significant barrier. Our district serves a low-income population and we have few opportunities for external donor funding. Given these financial realities, any required matching contribution would necessitate diverting already scarce resources away from critical educational programs, staffing, and student support services. A waiver or reduction of the matching requirement would allow us to maximize the impact of this grant, directly addressing our building's deficiencies and creating a better learning environment for students and staff alike. Without this relief, we may be forced to forgo these necessary facility upgrades altogether or face denying our students access to the learning resources, technology, and instructional improvements that our general fund dollars currently provide. By reducing or waiving the matching contribution, our district can ensure that students receive the best possible educational experience despite our financial constraints.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Our district faces significant financial challenges that limit our ability to meet the required matching contribution. Only 16% of our funding comes from local tax revenue, with the remaining 84% reliant on state equalization dollars. This heavy dependence on state funding underscores the economic hardship within our community and the lack of local financial capacity to support additional expenditures. Additionally, our region is economically depressed, making the passage of a bond highly unlikely. Previous attempts to secure voter-approved funding have been unsuccessful, and given current economic conditions, any new proposal for increased local taxation would place an undue burden on already struggling families. Karval's mill levy is already set at 27 and an override to add an additional mill would only yield an additional \$6500 annually. This reality leaves us with little to no ability to generate the required matching funds without directly impacting essential educational services. Rural students tend to have less variety in educational opportunities than their metropolitan peers due to the resource constraints faced by remote school districts. A waiver or reduction in the matching contribution is critical to ensuring that our students do not miss out on valuable learning opportunities due to circumstances beyond their control. Without this relief, we would be forced to either cut vital programs or forego participation in this initiative altogether, ultimately disadvantaging the very students who need these resources the most.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

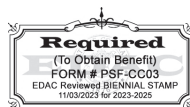
*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$210,281.17	5.28%	10% max
Median Household Income	\$51,406.00	3.93%	25% max
Free and Reduced Lunch %	51.9%	11.80%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills \$/Capita	\$571.57	16.4%	20% max
Remaining Bond Capacity	\$1,261,687.00	1.35%	20% max
	<b>Total CDE Minimum Match</b>	<b>39%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

The median household income data used to assess our district’s financial capacity does not accurately reflect the true economic conditions of Karval. This metric is based on aggregate county data, which is significantly skewed by the inclusion of Limon and Hugo—towns that have substantially higher economic potential and financial stability compared to Karval. These communities benefit from commercial sectors and more diverse revenue sources, whereas Karval remains a predominantly agricultural, low-income area with far fewer economic opportunities (and no commercial sector). This misrepresentation inflates our district’s perceived financial capacity and does not account for the reality that our local tax base contributes only 16% of our total funding, with the remainder coming from state equalization dollars. Given this heavy reliance on state funding and the near impossibility of passing a bond in our economically depressed region, the weighted percentage used to determine our match requirement does not accurately reflect our district’s true financial constraints. A reduction in the district match is necessary to ensure a fair assessment of our ability to contribute the necessary funds. Without this adjustment, our district is at risk of being unfairly burdened with financial expectations we simply cannot meet.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

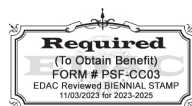
Our district has made every effort to secure additional financial support for this project, but due to the size and economic constraints of our community, these efforts have yielded limited results. We have reached out to our alumni network for contributions, but given the small pool of individuals and their own financial limitations, this has not generated significant funding. While our alumni are supportive of our district, their capacity to provide meaningful financial assistance remains minimal. Additionally, we have worked closely with the Karval Alliance, our local non-profit organization, to explore potential funding opportunities. However, the Karval Alliance faces similar financial constraints, as evidenced by the fact that it took them five years to secure funding for a modest addition to the local community center. Their ability to provide financial assistance to our district is extremely limited, and they have already exhausted much of their fundraising capacity on their own projects. We have also explored various grant opportunities, and were successful in securing the Public Building Electrification grant in the amount of \$500,000 last fall. While this grant is helpful, it in no way approaches the full cost of installing new HVAC. We’ve also applied for \$200,000 from the Geothermal Energy Grant Program but cannot budget with an expectation of award. Despite these challenges, we remain committed to seeking partnerships and funding opportunities whenever possible, but our reality is that without a waiver or reduction of the matching requirement, our ability to move forward with this project will be significantly hindered if not impossible.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	39%
Match Percentage Requested	12.5%
Amount of requested reduction from CDE Minimum	26.5

Is a Statutory Limit Waiver also being submitted?  Y  N





Division of Capital Construction


District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$1,618,566.44</u>
B. School District's certified FY2024/25 Assessed Value	<u>\$6,308,435.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$1,261,687.00</u>
D. Current outstanding bonded indebtedness:	<u>\$0.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$1,261,687.00</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<b><u>\$1,261,687.00</u></b>

School District: Karval RE-23  
Project: Karval HVAC and Electrical Replacement  
Date: 3/13/25

Signed by Superintendent: 

Printed Name: Sarah Nuss

Signed by School Board Officer: Janet K. Kravig  
Janet K. Kravig (Mar 14, 2025 13:05 MDT)

Printed Name: Janet Kravig

Title: BOE President

**● Campuses Impacted by this Grant Application ●**

**Valley RE-1 - DW Safety, Security, and HVAC Upgrades - Ayres ES - 1996**

<b>District:</b>	Valley RE-1
<b>School Name:</b>	Ayers ES
<b>Address:</b>	1812 Robin Road
<b>City:</b>	Sterling
<b>Gross Area (SF):</b>	60,340
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$17,502,955
<b>Condition Budget:</b>	\$10,796,044
<b>Total FCI:</b>	0.62
<b>Adequacy Index:</b>	0.07



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,195,224	\$3,124,944	0.98
Equipment and Furnishings	\$468,491	\$210,169	0.45
Exterior Enclosure	\$2,453,875	\$345,756	0.14
Fire Protection	\$32,979	\$545,127	16.53
HVAC System	\$2,236,316	\$1,847,423	0.83
Interior Construction and Conveyance	\$3,073,522	\$2,417,304	0.79
Plumbing System	\$1,041,087	\$937,439	0.90
Site	\$2,551,183	\$1,897,082	0.74
Structure	\$2,450,276	\$0	0.00
<b>Overall - Total</b>	<b>\$17,502,955</b>	<b>\$11,325,244</b>	<b>0.65</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ayers ES Main	60,340	0.60	1996	\$14,951,771	\$9,428,162
Ayers ES Site	386,100	0.74	1996	\$2,551,183	\$1,897,082
<b>Overall - Total</b>	<b>446,440</b>	<b>0.62</b>		<b>\$17,502,955</b>	<b>\$11,325,244</b>

● **Campuses Impacted by this Grant Application** ●

**Valley RE-1 - DW Safety, Security, and HVAC Upgrades - Caliche K-12 - 1974**

<b>District:</b>	Valley RE-1
<b>School Name:</b>	Caliche K-12
<b>Address:</b>	26308 Buffalo Boulevard
<b>City:</b>	Iliff
<b>Gross Area (SF):</b>	88,035
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$38,528,489
<b>Condition Budget:</b>	\$11,763,139
<b>Total FCI:</b>	0.31
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,656,812	\$3,147,625	0.68
Equipment and Furnishings	\$1,307,832	\$181,609	0.14
Exterior Enclosure	\$6,650,687	\$1,567,281	0.24
Fire Protection	\$190,688	\$655,043	3.44
HVAC System	\$9,720,267	\$559,430	0.06
Interior Construction and Conveyance	\$4,166,630	\$4,347,637	1.04
Plumbing System	\$1,599,936	\$1,016,901	0.64
Site	\$7,044,344	\$926,728	0.13
Structure	\$3,191,293	\$0	0.00
<b>Overall - Total</b>	<b>\$38,528,489</b>	<b>\$12,402,254</b>	<b>0.32</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Caliche K-12 Site	1,740,275	0.13	1974	\$7,044,344	\$926,728
Caliche K-12 Main	88,035	0.34	1974	\$31,484,145	\$11,475,526
<b>Overall - Total</b>	<b>1,828,310</b>	<b>0.31</b>		<b>\$38,528,489</b>	<b>\$12,402,254</b>



● **Campuses Impacted by this Grant Application** ●

**Valley RE-1 - DW Safety, Security, and HVAC Upgrades - Campbell ES - 1964**

<b>District:</b>	Valley RE-1
<b>School Name:</b>	Campbell ES
<b>Address:</b>	902 Clark Street
<b>City:</b>	Sterling
<b>Gross Area (SF):</b>	63,090
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$23,434,164
<b>Condition Budget:</b>	\$9,612,528
<b>Total FCI:</b>	0.41
<b>Adequacy Index:</b>	0.06



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,523,198	\$3,009,302	0.85
Equipment and Furnishings	\$486,332	\$64,720	0.13
Exterior Enclosure	\$2,551,042	\$177,737	0.07
Fire Protection	\$838,962	\$15,928	0.02
HVAC System	\$5,190,177	\$1,937,643	0.37
Interior Construction and Conveyance	\$3,555,284	\$3,361,155	0.95
Plumbing System	\$1,254,859	\$421,362	0.34
Site	\$2,674,036	\$624,683	0.23
Structure	\$3,360,274	\$0	0.00
<b>Overall - Total</b>	<b>\$23,434,164</b>	<b>\$9,612,530</b>	<b>0.41</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Campbell ES Main	63,090	0.43	1964	\$20,760,128	\$8,987,847
Campbell ES Site	454,180	0.23	1964	\$2,674,036	\$624,683
<b>Overall - Total</b>	<b>517,270</b>	<b>0.41</b>		<b>\$23,434,164</b>	<b>\$9,612,530</b>



**● Campuses Impacted by this Grant Application ●**

**Valley RE-1 - DW Safety, Security, and HVAC Upgrades - Hagen ES - 1964**

<b>District:</b>	Valley RE-1
<b>School Name:</b>	Hagen ES
<b>Address:</b>	301 Hagen Street
<b>City:</b>	Sterling
<b>Gross Area (SF):</b>	38,655
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$15,056,375
<b>Condition Budget:</b>	\$7,991,820
<b>Total FCI:</b>	0.53
<b>Adequacy Index:</b>	0.08



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,027,176	\$2,250,629	1.11
Equipment and Furnishings	\$352,131	\$64,720	0.18
Exterior Enclosure	\$2,073,387	\$460,060	0.22
Fire Protection	\$12,742	\$402,998	31.63
HVAC System	\$2,988,242	\$910,068	0.30
Interior Construction and Conveyance	\$2,506,835	\$2,442,408	0.97
Plumbing System	\$768,847	\$347,054	0.45
Site	\$2,228,222	\$1,500,954	0.67
Structure	\$2,098,793	\$0	0.00
<b>Overall - Total</b>	<b>\$15,056,375</b>	<b>\$8,378,891</b>	<b>0.56</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Hagen ES Main	38,655	0.51	1964	\$12,828,153	\$6,877,937
Hagen ES Site	338,100	0.67	1964	\$2,228,222	\$1,500,954
<b>Overall - Total</b>	<b>376,755</b>	<b>0.53</b>		<b>\$15,056,375</b>	<b>\$8,378,891</b>

● **Campuses Impacted by this Grant Application** ●

**Valley RE-1 - DW Safety, Security, and HVAC Upgrades - Sterling HS - 1956**

<b>District:</b>	Valley RE-1
<b>School Name:</b>	Sterling HS
<b>Address:</b>	407 West Broadway
<b>City:</b>	Sterling
<b>Gross Area (SF):</b>	174,537
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$72,674,688
<b>Condition Budget:</b>	\$25,817,178
<b>Total FCI:</b>	0.36
<b>Adequacy Index:</b>	0.07



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,923,602	\$7,540,128	0.76
Equipment and Furnishings	\$3,780,246	\$64,720	0.02
Exterior Enclosure	\$8,859,866	\$593,870	0.07
Fire Protection	\$2,307,751	\$15,928	0.01
HVAC System	\$15,344,000	\$2,570,623	0.17
Interior Construction and Conveyance	\$9,243,783	\$8,032,815	0.87
Plumbing System	\$3,471,537	\$1,458,654	0.42
Site	\$8,521,728	\$5,540,441	0.65
Structure	\$11,222,175	\$0	0.00
<b>Overall - Total</b>	<b>\$72,674,688</b>	<b>\$25,817,179</b>	<b>0.36</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sterling HS Main	174,537	0.32	1956	\$64,152,960	\$20,276,738
Sterling HS Site	1,679,245	0.65	1956	\$8,521,728	\$5,540,441
<b>Overall - Total</b>	<b>1,853,782</b>	<b>0.36</b>		<b>\$72,674,688</b>	<b>\$25,817,179</b>

**● Campuses Impacted by this Grant Application ●**

**Valley RE-1 - DW Safety, Security, and HVAC Upgrades - Sterling MS - 1983**

<b>District:</b>	Valley RE-1
<b>School Name:</b>	Sterling MS
<b>Address:</b>	1177 Pawnee Avenue
<b>City:</b>	Sterling
<b>Gross Area (SF):</b>	96,060
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$33,280,624
<b>Condition Budget:</b>	\$12,410,037
<b>Total FCI:</b>	0.37
<b>Adequacy Index:</b>	0.04



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,676,973	\$3,595,442	0.77
Equipment and Furnishings	\$1,215,197	\$1,087,811	0.90
Exterior Enclosure	\$5,340,733	\$413,039	0.08
Fire Protection	\$17,856	\$1,254,275	70.24
HVAC System	\$8,454,312	\$975,682	0.12
Interior Construction and Conveyance	\$4,235,271	\$3,911,111	0.92
Plumbing System	\$1,645,824	\$954,256	0.58
Site	\$4,181,869	\$1,456,771	0.35
Structure	\$3,512,589	\$0	0.00
<b>Overall - Total</b>	<b>\$33,280,624</b>	<b>\$13,648,387</b>	<b>0.41</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sterling MS Main	96,060	0.38	1983	\$29,098,755	\$12,191,616
Sterling MS Site	1,364,159	0.35	1983	\$4,181,869	\$1,456,771
<b>Overall - Total</b>	<b>1,460,219</b>	<b>0.37</b>		<b>\$33,280,624</b>	<b>\$13,648,387</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Valley RE-1

**County:** Logan

**Project Title:** DW Safety, Security, and HVAC Upgrades

<b>Current Grant Request:</b>	\$10,892,080.79	<b>CDE Minimum Match %:</b>	49%
<b>Current Applicant Match:</b>	\$10,464,940.37	<b>Actual Match % Provided:</b>	49%
<b>Current Project Request:</b>	\$21,357,021.16	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$21,357,021.16	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$245.23	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$37.66	<b>Affected Pupils:</b>	1,919
<b>Hard Costs Per Sq Ft:</b>	\$207.57	<b>Cost Per Pupil:</b>	\$11,129
<b>Previous BEST Grant(s):</b>	3	<b>Gross Sq Ft Per Pupil:</b>	271
<b>Previous BEST Total \$:</b>	\$1,054,289.50		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1,866	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$238,705,862	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$133,539,963	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$124,108	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$215,398	<b>Outstanding Bonded Debt:</b>	\$8,404,990
<b>Median Household Income:</b>	\$51,092	<b>Total Bond Capacity:</b>	\$47,741,172
Statewide Avg:	\$79,577	Statewide Median:	\$26,607,993
<b>Free Reduced Lunch %:</b>	51.9%	<b>Bond Capacity Remaining:</b>	\$39,336,182
Statewide District Avg:	50.51%	Statewide Median:	\$15,364,212
<b>Total Mills \$/Capita:</b>	\$391.08		
Statewide Avg:	\$1,368		

I. Facility Profile

Karval RE-23 (1810) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K12 HVAC and Electrical System Replacement (1810-SG00001) - - New - Application Number (29)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Karval RE-23 - 1810

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> <input type="text" value="Gymnasium, music room, weight room"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

n/a

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Karval School was constructed in 1955 by the Karval School District. Since the original construction of the facility there have been additions - in 1977 and 1982 - along with various updates over the years.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The District has invested in a variety of major capital improvements. Two additions were constructed in 1977 and 1982. These additions provided much needed expansions including additional classrooms, a larger library, music room, and flex space once used for physical education but since repurposed for a distance learning lab.

In 2021 the Library addition received a new heat pump rooftop unit. Rather than install a traditional gas/DX rooftop unit, which would have been much cheaper, a high-efficiency heat pump unit was chosen. This was a first significant step in Karval schools efforts to integrate green technology and to do our part to minimize our carbon footprint. This unit also had the benefit that it was able to provide sufficient ventilated air into one of the larger congregational spaces in our school.

Also in 2021 new on-demand water heaters were installed due to a lack of hot water in the restroom facilities prior to this project completion.

In 2022, a new white membrane roofing system was added to the building to replace the failing standing-seam metal roof system, which itself was installed over the top of the original built-up roof. This roof carries a 20 year warranty and will minimize the damage to the facility experienced with our previous leaky roof system.

In the fall of 2024, new windows were installed on the elementary wing of the main building. All of the elementary rooms (including the daycare and preschool rooms) have had replacement windows installed, greatly reducing the drafty nature of the previous windows and addressing the unacceptable heat loss that was occurring with the previous windows. On-demand water heaters were also installed in bathrooms, resulting in completion of the following list of projects in the last three years:

#### Project List

- New Heat Pump RTU (library)
- On-demand water heaters (both sets of bathrooms)
- New White Membrane Roof ( entire building)
- New Windows (elementary school wing)

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The District allocates 4.5% of its annual budget to address capital improvements and maintenance needs. The total adopted budget is \$1.8 million, and the 4.5% allocation represents a significant investment in the upkeep of our facilities. The age of our main building, which serves as the heart of our district, necessitates a proactive and intentional approach to maintenance. Without consistent attention and resources, deterioration occurs rapidly, jeopardizing the building's functionality and lifespan.

Recognizing this, the Board of Education and administration have made it a priority to extend the life of the facility. Admittedly, however, as the building continues to age the costs associated with repairs and improvements have steadily increased.

Additionally, the District is heavily reliant on state equalization funds due to our limited local tax base. This financial reality makes careful budgeting and resource allocation essential to ensure we can meet the capital needs of our facilities without compromising our educational priorities.

The newly installed HVAC system will greatly reduce the burden on this overall capital improvement and maintenance budget. A thorough estimate of the

yearly anticipated costs necessary to maintain the new equipment has been included in the supplemental documentation. The district is estimating that roughly \$20k-\$25k/yr will be necessary to maintain these new systems. This aligns very well with CDE's Capital Renewal Reserve, which requires a district to contribute 1.5% of the district's PPR, which equates to just under \$20k/yr.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

**Karval RE-23 (1810) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K12 HVAC and Electrical System Replacement (1810-SG00001) - - New - Application Number (29)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

At the highest level, this project aims to address four SMART goals by the end-of-summer 2026:

- Replace the failing HVAC system with a new high-efficiency system that will function for 20+ years.
- Address the lack of ventilation air currently provided to the building through replacement of the HVAC system.
- Reduce annual energy and maintenance system costs by approximately 10%.
- Meet Colorado public building performance standards.

We are confident these goals will be fully achieved with the financial project support made possible by funding through BEST. A new ground-source VRF heating, ventilation, and air conditioning (HVAC) system, suitable to meet the needs of a facility operating in 2025, will single handedly address all of the above goals.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

A recent Facility Assessment focused on HVAC system deficiencies brought to light for the Karval School District the fact that our current HVAC system has many deficiencies that we simply cannot address through standard and routine maintenance efforts. The majority of the facility issues plaguing the Karval K12 School are associated with an insufficient HVAC system infrastructure. Unfortunately what we actually have is a heating (H) system, as our building does not have any Ventilation (V) or mechanical Air Conditioning (AC) capabilities that are part of a fully functioning HVAC system. The district compared this assessment to the BEST Facility Condition Assessment Report provided through CDE. The HVAC system as noted in this report, shows an overall score of 1.17 which aligns with the recommendations from our engineers to focus on replacement rather than upgrades or updates to the existing infrastructure.

The existing heating system relies on 60+ year-old piping infrastructure, a 31-year-old single cast iron sectional boiler, and very rudimentary and essentially non-functioning thermostatic controls. In 2021 a new rooftop unit was installed on the library, meaning that only this portion of the building can claim to have some - but still insufficient - Heating, Ventilation, and Air Conditioning (HVAC) capabilities.

Below are several system deficiencies noted in the engineering report that this project will address.

1. Ventilation Capabilities - One of the most serious issues that our current system presents is the lack of ventilation provided throughout the facility. The only portion of the building that has any ventilation capability is the library heat pump RTU, and even that, due to faulty installation practices, has limited capabilities. The remaining portions of the facility have hydronic and electric resistance baseboard heaters and have no ventilation of any kind.

During the in-depth analysis of the existing building plans, the 1982 addition was found to have had adequate ventilation capabilities at the time of construction; however, at some point that system was abandoned and the outdoor air intake covered during a roofing project. We assume that this system experienced a catastrophic failure at some point and instead of addressing the failed equipment, electric perimeter heaters were installed to keep this addition warm. It does appear that there was some knowledge of the function of this system, as the unit was removed and a wood box built and installed in its place. Unfortunately, the fan motor was removed completely, along with other essential components, rendering that system non-functional.

Indoor air quality is of vital importance in the school environment because it can affect how students function and learn. Poor air quality, like stuffy air or exposure to dust and mold, can lead to problems like headaches, tiredness, or even asthma. Studies have shown that poor air quality \ in schools can lead to more absences. Some reports document that up to 50% of students miss school because of health issues linked to poor air quality. When the air is cleaner and fresher, students are more focused, less likely to get sick, and can perform better in the classroom.

(No ventilation system exists; therefore no SCl can be referenced for this scope)

2. Heating System Reliability - Utilizing very old and antiquated infrastructure on a critical system such as a building heating system is risky for a rural school district like ours. Currently one singular boiler provides heat for the facility. Our maintenance staff has done a fantastic job maintaining this piece of equipment to get us through many years of borrowed time. Neighboring districts have had catastrophic equipment failures that have caused shutdowns and caused these districts to spend significant funds to fix their systems to keep them operating. Karval would like to proactively address these issues rather than

be forced into an emergency situation where money must be spent to continue conducting normal operation, throwing "good money at bad".

(SCI Scores - Existing Boiler 1.25, Baseboard Heaters 1.12, Distribution Piping 1.25, Unit Heaters (Gym) 1.12)

3. Air Conditioning - Similar to the ventilation capabilities, the majority of the facility has limited to no cooling capabilities. The only area that has any source of cooling is the library which is cooled by the heat pump RTU located on the roof. This unit's installation led to increased efficiency and enhanced operational capabilities.

The remainder of the facility has no cooling capabilities outside of a few window A/C units that get installed during the warmer months of the year. Having inadequate cooling limits the ability for the community to use our facility during the late spring through early fall.

(SCI Scores - Window AC Units 1.05)

4. Lack of Control - Another issue currently causing comfort and potential health risks for building occupants is the inability to readily control the equipment throughout the facility. Currently local thermostats control the heating valves on the hydronic system. Our maintenance staff often get comfort complaints that are related to either issues with the valve opening/closing and/or the boiler operation.

Not having a central control system that can monitor the equipment, report variances outside of maintained set points, and troubleshoot problems remotely has been challenging for our maintenance staff.

(SCI Scores - Building Controls (HVAC) 1.25)

5. Kitchen Ventilation Deficiencies - The existing kitchen hood was recently tested and found to have very minimal airflow. At a minimum, a thorough cleaning and filter change is required to restore proper functioning of the hood. Unfortunately, even if the hood is restored to a fully operable condition, the kitchen would remain without proper ventilation and clean make-up air being delivered into the space. Since the building's inception, a make-up air unit has never been included, and without this important piece of equipment, the only source of make-up air coming into the kitchen while the hood is on is by infiltration from the surrounding spaces or unfiltered air from directly outside. This is an unhygienic and unreliable source of make-up air for such an environmentally sensitive area as the kitchen that prepares food for our entire student population.

(SCI Scores - Kitchen Exhaust 1.25, No Ventilation System Exists to Reference)

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Site Visits, Billing and Blueprint Analysis, and Reporting:

Karval Schools has worked with industry experts to develop a report based on a comprehensive Facility Assessment of our facility. This report includes recommendations to improve occupant comfort, minimize operational and maintenance costs, and improve the health and safety of those who utilize our facilities. The qualitative aspects of this analysis included site observations from the investigating team, a review of all building blueprint drawings, and critical feedback from facility operators, occupants, and administration.

The initial site visit was quite informative; the audit team was able to point out several issues that our staff had wondered about for years, including the

mysterious wood box, shown in our slide deck. This site visit also pointed out several issues with our newly installed roof, including issues with the flashing that was leading to roof leaks and damaged ceiling tiles, that enabled us to contact our roofing company and have necessary repairs completed under warranty.

Once the report was complete, the engineers came and presented their findings at a board meeting and answered questions about adequacies as well as challenges with the facility. This was an eye opening moment for school leadership, providing vital information about system options, ventilation needs, funding mechanisms for building improvements, etc.

#### System Selection:

The Facility Assessment also included a quantitative analysis analyzing in detail the building's performance and energy utilization. The investigating team obtained 24 months worth of energy bills and carefully analyzed them to understand the year-round building performance.

In addition, an energy model/"digital clone" of the facility was created based on the blueprints combined with on-site observations. This model was calibrated for accuracy utilizing actual utility data weather-normalized for historical accuracy. The charts showing the final electric and propane usage demonstrated a significant lack of cooling and ventilation air in our facility.

To select the best replacement system, a detailed Life Cycle Cost Analysis (LCCA) was performed. This combined information from both the qualitative and quantitative analysis to recommend the best system possible. The team initially analyzed multiple system types and eliminated those that would be difficult to install within the existing building, that would involve extensive additional "know how" among the on-site maintenance staff to maintain daily operation, and many other factors. Potential systems were narrowed to two primary options, an air-source heat pump system or ground-source VRF. Ground-source VRF was ultimately chosen. This system was chosen primarily due to desired performance characteristics and the reliable nature of its heating capabilities. Our district operates on a strict budget and many of the other systems initially analyzed would have dramatically increased our yearly operating expenses due to the utility costs associated with the addition of proper cooling and ventilation. Other benefits of the geothermal heatpump system included the presence of funding opportunities from the state and federal governments; this tipped the scale, making this premium system cheaper to initially install while realizing other benefits as well.

#### Estimating:

The design-builder procured for this project is finalizing the design. We are benefiting from the learning curve associated with a very similar construction project just underway in a neighboring community. Equipment package quotes, labor hour estimates, and other information from that project was used to validate the pricing developed for this project. Having a high level of confidence in the project budget is important for a district our size. We desperately need to stick to the budget that has been presented due to district budget constraints and concerns about the instability of future federal funding.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Karval School District will face substantial operational and financial risks if the antiquated and failing equipment is not addressed here very soon.

Having a singular boiler with no backup/redundancy means that the building will have to close for prolonged times or exorbitant amounts of money would likely be required to fix this aging boiler system or to bring in a temporary heat source should the system experience catastrophic failure. These systems are well beyond their recommended service life (many pieces of equipment are, in fact, original to the building), a true testament to our maintenance team's skill and hard work to get the most out of this aging equipment.

To head off the likelihood of system failure, installation of a geothermal variable refrigerant flow (VRF) system is highly recommended. This system will provide reliable and efficient heating, cooling, and ventilation for the facility. The various components of this system are highlighted below, illustrating their function and describing several design decisions made during the schematic design phase to ensure project success.

**Geothermal Wells:** A geothermal loop includes many vertical wells (roughly 20) connected together that flow water through either absorbing or rejecting heat (energy) from or into the ground. The depth and number of these wells is based on the ground properties identified through a test-well. At this point the number of wells has been estimated conservatively based on known ground properties in a neighboring community. This loop is a closed loop system that transfers energy from the ground to the building and vice-versa through the water-source VRF condensing units.

**VRF Condensing Units:** These units, located inside the facility, are solely responsible for exchanging energy with the ground (closed) loop water and distributing refrigerant throughout the facility for the in-room fan coils to supply heating and cooling for the associated space they serve. These units are located in mechanical rooms and separate the building into various zones but within those zones the in-room equipment are capable of providing the necessary energy, either heating or cooling. The responsibility of the VRF condensing units is to create the energy needed for the net-resulting load. The engineering done thus far shows that there will be ample opportunity for the in-room units to exchange energy between various spaces, reducing the work needed by these condensing units and resulting in reduced operating utility expenses.

**VRF In-Room Fan Coil Units (FCU):** These units come in various different shapes and sizes. Most units that are planned for this project are ceiling mounted cassette fan coil units (FCUs) which are installed in the drop ceiling and are a cost effective solution for smaller spaces due to the minimal ductwork and additional infrastructure needed to function. Larger spaces will be served by Air Handlers which are discussed below. These fan coil units are solely responsible for the temperature control in a given space; similar to the ground loop, they either absorb energy from the space (cooling) or send energy from the loop into the room (heating). As mentioned above, these units are connected to a central condensing unit and can share energy between each other, increasing the operating efficiency and greatly decreasing operational costs.

**Air Handling Units:** The larger spaces like the gymnasium and stage have too high heating and cooling loads as well as ventilation air requirements to be served by small fan coil units. Due to the density, size, and thermal requirements of these large congregating spaces, Air Handling Units (AHUs) are used instead.

These AHUs provide all necessary heating, cooling, and ventilation air in one package. Currently, plans call for these units to be connected to the ground-loop, but a value engineering option exists to decouple these units from the VRF system and utilize packaged equipment instead. These units are much more common and readily available versus the more custom nature of larger VRF Air Handlers. Either option will provide a significant benefit for the gymnasium compared to our current gas unit heaters and exhaust fans.

**Energy Recovery Ventilators:** To provide ventilation air to the spaces served by the VRF FCUs, Energy Recovery Ventilators (ERVs) have been selected. These units are able to process incoming external air and, through a thermodynamic process, exchange energy from the building exhaust into the ventilation air to minimize the load on the in-room FCUs. Utilizing this "free" energy with these relatively inexpensive pieces of equipment is the most efficient way both upfront, as well as over time. The other benefit of ERVs is their simple nature, leading to easier maintenance and increased reliability.

**Kitchen Ventilation Improvements:** The existing hood will be cleaned and refurbished to ensure that the harmful combustion products of the gas range and oven beneath it are reliably exhausted out of the building. Additionally, if the budget allows, a dedicated make-up air unit (MAU) will be installed to supply consistent, filtered, fresh air into the kitchen while the hood is being used. Interlocking the operation of a new MAU with an old, antiquated hood may prove impossible, so the hood may ultimately need to be replaced entirely if a MAU is installed. That said, the budget should prove to allow for dramatic improvement compared to the current operation.

**Supplemental Boiler:** A net load analysis on the heating and cooling needs of the building was completed. The analysis identified that the net capacity of the building is heating dominated. That means the building needs more heat throughout the year to operate than will be rejected back to the ground during the cooling season. In order to avoid suffocating the ground from all its thermal capacity, a supplemental boiler needs to be installed to limit the amount of energy pulled from the ground. The loop temperature will be monitored in the groundswell, and when the loop temperature begins to drop and the facility needs more heating capacity, the boiler will fire up, adding additional heating capacity.

While the district would love to abandon fossil fuels 100%, at this time it is not feasible to move to an all-electric backup system. The boiler specified is a very high-efficient condensing boiler that will be used only in times of need. The primary heating for the building (over 90%) is provided solely from the groundloop leading to an overall reduction in fossil fuel consumption of over 85%.

**Building Automation:** To control the entirety of the new HVAC system, a digital controls system will be installed. This system will provide advanced controls capabilities aimed to increase comfort, minimize energy usage, and assist with troubleshooting of problems with the equipment. Each space will have its own thermostat to control the in-room equipment and will communicate back to the central plant equipment to assist in monitoring of overall system needs.

**Electrical:** In order to power the new HVAC equipment, an entirely new electrical system will be installed. The existing infrastructure provides single phase power to the building. The service entrance all the way to the distribution panels and branch circuits for the new mechanical equipment must be 3 phase equipment.

This added a significant amount of cost to the project scope, but unfortunately modern HVAC equipment does not operate on single phase power. Our engineers have worked with our utility company to establish the scope and the budget for this upgrade.

**General Construction:** Due to the efforts to minimize the installation cost and to avoid disruption of existing asbestos-containing materials during both the demolition and installation phases, nearly all new piping, ductwork, and equipment will be run overhead. However, this plan created challenges with maintaining the fire rating for interior partition walls and compliance with modern code for refrigerant based HVAC systems. This led to significant concealment of this critical infrastructure. Currently there is a generous amount of ceiling work, soffits, and other general construction included in the plan and budget that will address these code required issues.

Summary: Together, all of the components described above comprise a modern, efficient building HVAC system. This system will address many of the issues our district has been forced to contend with on a daily basis to maintain ongoing operations of our current heating system. The goals of this project are easily measurable and will undoubtedly move our district into the future, supporting student education in a healthy, safe, and comfortable educational facility.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The findings from the Facility Assessment report completed by our engineers in the fall of 2024 have informed the recommended solutions in this request. The team conducted multiple site visits, working to understand current facility operations and documenting deficiencies that should be addressed. Through comprehensive qualitative and quantitative review, existing conditions of the building were assessed in detail, enabling the team to focus on identifying the highest priority needs to address deficiencies associated with our mechanical systems.

#### Life Cycle Cost Analysis:

Given the urgency of the identified deficiencies and the lack of simple and affordable means to repair existing systems, it was evident that a comprehensive renovation or complete replacement of the existing HVAC systems would be the most logical course of action. To determine which of the renovation options was optimal, a detailed Life Cycle Cost Analysis was completed. This effort started by analyzing multiple system types qualitatively and eliminating options that were not practical for our specific application.

Once the qualitative analysis was completed, the two remaining feasible options, both capable of addressing documented deficiencies, were evaluated in greater detail. This additional evaluation includes assessing construction costs, energy consumption, maintenance expenditures, and other factors. The results of the analysis resulted in the following:

1 - The first option was a Ground-Source VRF system. As described above, this system has many features and attributes that are beneficial for Karval Schools. The overall reliability, efficiency, and available funding options were three features that made Ground-Source VRF stand out as the best possible option.

2 - The second option evaluated was an Air-Source VRF system. This system has many of the same features of the Ground-Source system. However, air-source heat pumps operating in cold winter weather often require large amounts of backup heat. Including backup heat to guarantee operation year-round adds cost, complexity, and significantly reduces the overall effectiveness and efficiency of the system. This among, other factors, lead the district in a different direction.

Outcome: A thorough investigation that left no stone unturned resulted in a clear choice for Karval Schools. The Karval School Board selected to pursue the design and implementation of the ground-source VRF system. To adequately prepare for this grant application, among others, the district worked with a design-build firm to develop the required documentation and better understand all financial aspects of the project. The information provided in this BEST grant was used to apply for and receive an award from the Colorado Energy Office Public Building Electrification Grant in the amount of \$250,000 and to apply for the CEO Geothermal Energy Grant Program (a decision on an estimated \$225,000 is pending).

#### Standards and Code Compliance:



Both solutions that were analyzed included design considerations in accordance with all applicable codes and standards adopted by Colorado's Division of Fire Prevention and Control. DFPC currently recognizes the 2021 versions of all international building codes. The energy simulation and modeling of Karval School demonstrated that both options would be in full compliance with the state's Colorado Building Performance Standards as well as the Green House Gas Emission Compliance.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

This building has been in dire need of HVAC upgrades for quite some time. Karval Schools has diligently worked to save the funds necessary for the match to make upgrades. The approval of the Federal Inflation Reduction Act (IRA) also spurred the District administration to investigate system upgrades options, leading to this investigation in the summer of 2024.

System failures and comfort complaints drove the district to pursue a solution to several underlying issues with our facility. The first step included consulting with an engineering firm that has addressed similar issues for neighboring districts. A thorough investigation took place that led to an engineering report which confirmed many of the district's existing concerns and generated additional concerns regarding poor indoor air quality and instability of the heating system.

What we now know about the inadequacy of building ventilation adds additional urgency to the system issues. With our aging equipment operating in an uncertain state, it would be very difficult to maintain operation should a catastrophic failure occur. With that concern, it is our utmost desire to complete this project as soon as possible.

If this project is not awarded, the district will be forced to make tough decisions. We will most likely not be capable of pursuing the expressed project goals outlined in this application but, rather would be forced to spend the available district dollars improving the resiliency of the existing heating system, leaving other inadequacies in our current systems unaddressed.

The district has already received funding from the Colorado Energy Office for the Public Building Electrification Grant (PBEG) in the amount of \$250,000. Parallel to the development of this grant application, the district also applied for the CEO Geothermal Energy Grant Program (GEGP) with a request of \$225,000. Should this BEST application be unsuccessful, the district would likely have to reject funds from these other sources, since insufficient funds would be available to complete the project goals referenced in those other applications. This also would mean the district would also have to forgo the Federal IRA funds which are estimated to fund almost \$1.3M of this project.

To validate our concerns about our HVAC system, the district analyzed the SCI scores for the existing equipment as shown on the CDE Facility Insight portal. The average scores of components that will be addressed as part of this project range from 1.05 to 1.25, further demonstrating the need for this project's completion. This greatly contrasts the building's FCI score of 0.63, which demonstrates a facility with good bones that can be greatly improved as far as function, with minimal investment, to create a long-term healthy and safe environment for students and staff.

Lastly, the district also compared our proposed work to the "Priority" analysis on the updated Facility Condition Report updated by CDE earlier this year.

The systems identified for replacement are highlighted below.

- Perimeter Heat System - Baseboard Fin Tube Heaters : Priority 3 (Due for replacement within 5 years)
- Two Pipe Distribution System - Piping Infrastructure : Priority 3
- Unit Heaters - Hot Water Heaters (Gymnasium) : Priority 3
- Window AC Units : Priority 3
- Electric Controls - HVAC Controls : Priority 3
- Hot Water Boiler - Propane Gas Fired : Priority 3
- Exhaust System - Kitchen : Priority 3

All of the critical components necessary to heat our building, as shown above, are in dire need of replacement. The plan is in place, the team is assembled and the district is motivated to complete this project in the summer of 2026. Thanks to the current contributions by CEO and additional funds provided by the CDE BEST grant as part of this request, this dream can truly become a reality.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Karval Schools is committed to maintaining the new equipment and will work with our design builder and subcontractors (to be determined) to develop a robust annual maintenance plan and budget. This plan will better define annual maintenance costs and identify maintenance intervals and timelines. Once the new equipment is installed, the district will have roughly 20 years with predictable expenditures for preventative maintenance, allowing the district to grow its capital outlay funds to fund future capital project expenses.

Having upgrades to the Karval K12 School's mechanical systems supported by this BEST Grant would not only allow the district to continue to effectively manage its future maintenance budget, but it would also help set aside additional funding for future maintenance and other critical district functions. The proposed new equipment at Karval K12 is expected to last 20+ years with proper maintenance, meaning the mechanical systems throughout all the district's facilities should have very few or no substantial failures in the foreseeable future. This means the district will finally be able to establish a very predictable

preventative maintenance budget that should be fairly consistent over that time. Any savings between this new preventative maintenance budget and our previous maintenance expenditures can be dedicated to building a reserve fund that will fund major repairs and replacements once this mechanical equipment begins reaching end-of-life.

The district is expecting a modest decrease in maintenance expenditures given that all current equipment is at or past its expected service life and is becoming problematic and a burden to maintain. The district currently spends about ~\$50,000 a year on direct material and contractor costs and expects a significant reduction of these expenditures once the new system is installed and operational. This maintenance estimate developed by our engineering team, shows that the district will need to allocate roughly \$20k-\$25k of our overall facility upkeep budget for ongoing equipment maintenance. This aligns very well with CDE's Capital Renewal Reserve, which requires a district to contribute 1.5% of the district's PPR, which equates to just under \$20k/yr.

Admittedly, this project proposes adding a handful of new pieces of mechanical equipment where none like it existed before, such as the potential addition of Energy Recovery Ventilators. The added expenditures associated with maintaining this new equipment will likely offset some of the expected reduction in maintenance costs for replacing all of the old, failing equipment.

Of course, these new maintenance costs won't be felt immediately while the equipment is early in its service life and under manufacturer warranties. Thus, especially in the short term, the district expects this project to result in a net decrease in maintenance costs, while over the long term, total average maintenance costs should normalize again around the same if not slightly lower than current expenditure levels.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes

No

**Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

n/a

III. Detailed Project Cost Summary

**Karval RE-23 (1810) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K12 HVAC and Electrical System Replacement (1810-SG00001) - - New - Application Number (29)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

39.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

12.5

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,997,303.62
D. Applicant Match to this Project	\$	499,662.95
E. Requested BEST Grant Amount	\$	3,497,640.67
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	3,997,303.62

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	

Financing

The funding necessary to complete this project will come from several sources. The district has saved diligently over the past several budget cycles to fund our contribution to this project. At this time the district is able to commit \$250,000 out of our Capital Reserve.

To fund the remainder of the project the district plans to utilize funds from the Colorado Energy Office (CEO) Public Building Electrification Grant (PBEG), CEO Geothermal Energy Grant Program (GEGP), local utility rebates, and lease purchase financing.

In December of 2024, the district was awarded \$250,000 provided by the CEO PBEG, which supports efforts to move public facilities from fossil fuels to electric based heating systems.

In December of 2024, the district applied for and awaits the award of the CEO GEGP. This grant fund supports efforts for all types of Colorado facilities to design and install HVAC systems utilizing geothermal technology. Based on the size of our needed system, the district applied for \$225,000, which will cover half of the cost of the ground-loop infrastructure. This added ground loop cost compared to other system alternatives is often the barrier of entry. Utilizing funding that is exclusively for ground-source applications such as the GEGP actually tip the scales in favor of the ground-source system, as demonstrated in a Life Cycle Cost Analysis completed as part of our Facility Assessment.

Lastly, Karval anticipates small but appreciated rebates from our local utility company.

The district has also submitted a waiver to reduce our match to an amount palatable and financially viable for a district our size. We greatly appreciate consideration from the CDE capital construction board of this waiver. Originally the district was hoping that this project would qualify for funding through the Federal Inflation Reduction Act (IRA). Unfortunately due to the instability of the lending market and questions about continued funding at the federal level, the district is unable to count on these funds materializing at this time.

Combining all the above mentioned funds and the generous contributions through BEST means our project is fully funded and ready to proceed upon award. If the waiver application and additional grant funding are unsuccessful, the district will have to evaluate a larger lease purchase agreement and most likely cut portions of the project in order to support a much larger match financially. A district our size unfortunately can not support a loan large enough to cover the BEST fund request. This means the project, as it is currently planned, is unable to proceed without the support from CDE.

Other  
(please describe)

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)


% \* **O. Escalation % identified in your project budget**

% \* **P. Construction Contingency % identified in your project budget**

% \* **Q. Owner Contingency % identified in your project budget**

\* **R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*



\* **S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028.***



12/30/2026



**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

In preparation for this BEST grant application, Karval Schools worked with a design-build firm for pre-application services. Their engineering and construction team developed conceptual design plans and completed an internal estimate of the cost of work utilizing the RS Means construction cost database for this region based on those schematic drawings. These estimates were also compared to other recent project bids for similar projects and refined accordingly. To refine these estimates even more, the team engaged with equipment suppliers to provide budget estimates. These estimates are reflected in our proposed project budget.

Once the equipment budget was finalized, the design team engaged several area contractors to validate the received equipment quotes and the internal labor estimates developed by our design builder. Any discrepancy between the contractor feedback and the original estimate has been accounted for and is reflected in the project budget as presented.

The single largest component of the project budget is the mechanical contractor work. The average of the two rough order of magnitude (ROM) estimates was used to develop the proposed budget. After solidifying the equipment and labor budget necessary to deliver the project, the team finalized the project budget, including all necessary permitting, insurance, design costs, construction management costs, and associated post-construction support services.

Funds have been included to account for price escalation between the time of this submission and the equipment/subcontractor procurement planned for the winter/spring of 2026. Due to recent pricing volatility experienced by neighboring school districts, a 6% escalation contingency has been included at this time. This contingency was informed based on increased labor wages in Colorado over the past 18 months, and RS Means predictive labor rate data for 2026. In addition, this is also based on material quotes received by our engineering partners over the past 12 months. Any number less than this may result in cost overruns unavoidable and unaccounted for in preparation for project construction.

Also included in the budget is construction contingency. While a rough conceptual design has been completed, final design will inevitably turn up additional costs necessary to complete the proposed scope of work. Renovation projects always carry inherent risk and, as such, the district is proposing a 5% construction contingency to account for unforeseen conditions.

In alignment with construction project best practices, the district is also carrying owners contingency in the amount of 3%.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

In accordance with CDE guidelines, Karval Schools issued a Request for Qualifications (RFQ) for design-build services. This process took place in November 2024 and included a newspaper listing, a request on the district website, and utilization of the BEST contractor distribution list. In an effort to attract additional firms, we researched and found a list of potential companies from the Colorado Energy Office (CEO) and reached out to several companies directly.

After the two proposals were received, the district BOE listened to presentations from both firms. The BOE and district administration then selected the chosen firm based on the response info and these presentations. The result of this effort was the selection of one of the CEO-approved vendors. Our design-build partner has been instrumental in the development of this project in the conceptual phase and in the development of this grant application over the past few

months. Their track record providing a full suite of design-build services including engineering and construction management for neighboring districts in the Eastern Plains was a large part of the decision to select this team.

Upon award of this grant funding, their engineering team will take the conceptual plans developed thus far and fully develop the project including full bid/construction documents. These plans will be submitted to the proper authority having jurisdiction (AHJ) for permit review and approval.

With these documents our design builder will also assist Karval Schools in procuring subcontractors to execute the given scope of work. They will also be responsible for providing the necessary construction management and onsite supervision. The construction team will manage all aspects of the project including procuring necessary equipment, developing and maintaining a site safety plan, as well as handling all permitting, planning, and work scheduling.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Karval School District believes and sees value in an open, competitive process for vendors, consultants, and contractors. As described above (U. Project Management), all procurement that has taken place to date to select our preferred design builder has followed CDE guidelines. We appreciate the multiple firms that expressed interest in our project. It is hard to find interested parties to complete any work in Karval let alone a large complex project like this.

To add another layer of competition and to hopefully drive costs down even more, our chosen design builder will procure subcontractors and equipment through an additional competitive bidding process. After all bids are received, Karval School will sit down with our team and select the best value equipment and contractors.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

As described above (I. Matching Funds), the Karval School District has identified several funding opportunities and hopes to capitalize on all of these to make this project dream a reality. Karval Schools has done its due diligence to evaluate all available funding opportunities and to set our district up to succeed through receipt of funding based on high quality applications and a well-conceived and vetted project plan. Below is a list of funding anticipated for this project:

### Funding Sources

- CEO PBEG - \$250,000 (secured)
- CEO GEGP - \$200,000 (applied)
- Local Utility Rebates - TBD
- CDE BEST - \$2.5M (applied, awaiting approval)
- CDE BEST Waiver - \$1M (awaiting approval)

## Current Utility Costs

### **X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Due to the nature of modern high efficiency HVAC systems, even with the addition of adequate ventilation and cooling, a reduction in annual energy consumption is anticipated. While the primary goals of the project are to improve system function and reliability, a reduction in operating expenses would help our already strained budget.

As part of our Facility Assessment completed earlier this year, a comprehensive analysis of our utility usage and expenditures was conducted. The selected system is expected to result in a reduction of annual utilities. All other system options that were evaluated would actually result in a significant increase to operating costs, which is not feasible at this time. A summary of those findings is provided below.

#### Utility Costs:

Electricity Costs - \$0.05/kWh & \$17.79/kW & \$110 grid charge

Annual Electricity Costs - \$14,000 current, \$19,700 proposed

Propane Costs - \$1.44/therm

Annual Propane Costs - \$9,500 current, \$700 proposed

#### Energy Analysis:

Current EUI - 40

Target EUI - 19.7

Annual Electricity Usage (kWh) - 113,500 current, 132,000 proposed

Annual Propane Usage (Therms) - 6,600 current, 500 proposed



POLICE DEPARTMENT  
CITY OF STERLING

*"As a law enforcement officer, my fundamental duty is to serve the community; to safeguard lives and property; to protect the innocent against deception, the weak against oppression or intimidation and the peaceful against violence or disorder; and to respect the constitutional rights of all to liberty, equality and justice."*

*Law Enforcement Code of Ethics*

Chief of Police  
Tyson R. Kerr

Operations Commander  
James A. Rank

Support Services Commander  
John D. Ross

**P.O. Box 4000**  
**421 N. 4<sup>th</sup> Street**  
**Sterling, CO 80751**  
**Phone: 970-522-3512**  
**Fax: 970-522-3511**

Email: [police@sterlingcolo.com](mailto:police@sterlingcolo.com)  
Website: [www.sterlingcolo.com](http://www.sterlingcolo.com)

*"Our mission is to support a high quality of life for those we serve in our community by preserving peace, protecting life and property and providing public safety leadership. We accomplish this mission by response with compassion, performance with integrity and law enforcement with vision."*

*SPD Mission Statement – 2012*

# STERLING

A Colorado Treasure

February 4, 2025

Dr. Marty Foster  
Superintendent of Schools  
Re-1 Valley School District  
301 Hagen Street  
Sterling, Colorado 80751

Re: Letter of Support for BEST Grant

Dear Dr. Foster,

On behalf of the Sterling Police Department, I am honored to write this letter of support for the Re-1 Valley School District in their effort to secure a Colorado Department of Education BEST grant to improve physical security measures in our schools. The safety and well-being of our children, teachers, and all school staff is the highest priority, and we must collaboratively ensure a safe environment for all. Additionally, our joint effort to add School Resource Officers is testament to this goal.

In recent months, SPD Commander J.D. Ross, and School Resource Officer, Jordon Fleharty, have attended District Facilities Planning Committee meetings discussing and assessing school safety and where increased security measures through environmental design would be beneficial. These include the following:

- Possible bollards to prevent vehicle breaches
- Controlled access to hallways with unfettered access to the entire school
- Additional controlled access at main entry points
- Improved large window design to limit access
- Implement or improve security camera coverage
- Install barrier fences at Cambell elementary and Sterling Middle School fields

As we continue our partnership to increase school safety and training for staff and officers, improved physical barriers and deterrents will provide additional levels of security. I fully support you and the RE-1 Valley School District's efforts to secure a BEST grant to enhance physical safety and welfare for our students, staff, and visitors to our schools.

Sincerely,

Tyson R. Kerr  
Chief of Police

● **Campuses Impacted by this Grant Application** ●

**Mesa County Valley 51 - DW Security Upgrades**

Asset Name	Asset - GSF (SF)	Asset - FCI	Asset - Year Constructed
Appleton ES Bldg B	33,386	0.57	1997
Appleton ES Main	27,347	0.54	1938
Appleton ES Site	325,775	0.76	1938
Bookcliff MS Main	121,479	0.27	2006
Bookcliff MS Site	784,080	0.18	2006
Broadway ES Main	37,202	0.44	1958
Broadway ES Mod 1	1,680	0.72	2007
Broadway ES Site	392,040	0.38	1958
Career Ctr Main	32,049	0.39	2006
Career Ctr Site	304,920	0.41	2006
Career Ctr Sped/Ace Program Mod	2,863	0.27	2011
Central HS 300 Bldg	28,888	0.55	1998
Central HS Fetter Hall	23,662	0.74	1983
Central HS Main	120,351	0.55	1959
Central HS Site	1,016,548	0.64	1960
Chatfield ES Main	47,798	0.67	1977
Chatfield ES Mod B	868	0.97	1988
Chatfield ES Mod C	864	0.90	1989
Chatfield ES Mod D	1,344	1.05	1974
Chatfield ES Site	958,360	0.79	1977
Chipeta ES Main	48,320	0.26	2008
Chipeta ES Site	121,753	0.30	2008
Clifton ES Annex	8,339	0.63	1968
Clifton ES Main	45,375	0.63	1982
Clifton ES Mod 1	1,344	1.01	1990
Clifton ES Mod 2	1,344	0.94	1990
Clifton ES Site	394,654	0.63	1968
Dos Rios ES Main	49,380	0.82	1998
Dos Rios ES Site	671,672	0.67	1998
Dual Immersion Academy Main	38,965	0.24	2006
Dual Immersion Academy Site	115,434	0.28	1918
East MS Bldg A Main	33,324	0.26	1970
East MS Bldg B	15,651	0.25	1970
East MS Site	172,573	0.49	1970
East MS Tech Ed Mod	1,320	0.91	1991
Fruita 8-9 Main	100,627	0.26	2006
Fruita 8-9 Mod A	1,800	0.61	2007
Fruita 8-9 Mod B	1,800	0.58	2007
Fruita 8-9 Site	958,320	0.34	2006
Fruita Monument HS Main	162,447	0.64	1969
Fruita Monument HS Mod 1	1,680	0.11	2004
Fruita Monument HS Mod 2025	1,344	0.75	1980



## ● Campuses Impacted by this Grant Application ●

## Mesa County Valley 51 - DW Security Upgrades

Asset Name	Asset - GSF (SF)	Asset - FCI	Asset - Year Constructed
Fruita Monument HS Site	1,698,840	0.80	1969
Fruita Monument HS Vocational/Ag Shop	7,808	0.59	1998
Fruita Monument HS Weight Training	3,000	0.34	2006
Fruita Monument HS West Bldg	23,010	0.62	1998
Fruita MS Main	86,857	0.50	1936
Fruita MS Mod B	1,380	0.89	1992
Fruita MS Mod C	1,680	0.48	2002
Fruita MS Mod D	1,560	0.30	2005
Fruita MS Site	566,280	0.52	1936
Fruitvale ES Main	54,166	0.67	1953
Fruitvale ES Site	534,449	0.77	1953
Gateway Cafeteria/Gym	9,488	0.56	1957
Gateway Library	1,021	0.58	1971
Gateway Main	5,064	0.79	1946
Gateway OWL Mod A	660	1.00	1998
Gateway OWL Mod B	840	1.00	1998
Gateway Shop	1,600	0.60	1984
Gateway Site	217,800	0.70	1946
Grand Junction HS 300 Bldg	5,679	0.62	1969
Grand Junction HS 400 Bldg	6,755	0.67	1985
Grand Junction HS Art/Tech Building	12,921	0.20	2006
Grand Junction HS Main	157,557	0.57	1954
Grand Junction HS Math Building	9,960	0.74	1998
Grand Junction HS Site	1,294,978	0.46	1954
Grand Junction HS West Building	21,091	0.50	1972
Grand Mesa MS Cabin Mod	1,870	1.04	1992
Grand Mesa MS Main	97,983	0.65	1998
Grand Mesa MS Site	953,721	0.57	1998
Grand River Academy East Main	21,990	0.49	1925
Grand River Academy East Science/Offices Mod C	1,152	0.36	2010
Grand River Academy East Site	90,955	0.85	1925
Grand River Academy East Tech Lab/Offices Mod B	1,388	0.99	1979
Grand River Academy West Main	10,570	0.40	1978
Grand River Academy West Site	45,942	0.75	1978
Independence Academy Main	19,603	0.10	2016
Independence Academy Mod Cottage	17,767	0.41	2006
Independence Academy Site	985,327	0.00	2016
Juniper Ridge Community School Big B Mod	7,169	0.32	2001
Juniper Ridge Community School Main	16,920	0.09	2019
Juniper Ridge Community School Mod C (Extended Hours)	1,440	0.91	1996
Juniper Ridge Community School Mod D (Music)	1,534	0.20	2002
Juniper Ridge Community School Mod E (6 Grade)	1,440	0.26	2003

**• Campuses Impacted by this Grant Application •**

**Mesa County Valley 51 - DW Security Upgrades**

Asset Name	Asset - GSF (SF)	Asset - FCI	Asset - Year Constructed
Juniper Ridge Community School Mod F (7-8 Grade)	1,440	0.22	2006
Juniper Ridge Community School Mod G (SPED)	1,440	0.23	2003
Juniper Ridge Community School Mod H (5 Grade)	1,440	0.19	2003
Juniper Ridge Community School Site	409,391	0.01	2019
Lincoln Orchard Mesa ES Bldg A Main	10,736	0.58	1958
Lincoln Orchard Mesa ES Bldg B	19,500	0.44	1991
Lincoln Orchard Mesa ES Bldg C	9,341	0.55	1964
Lincoln Orchard Mesa ES Cottage	1,568	0.39	1955
Lincoln Orchard Mesa ES Site	298,742	0.85	1955
Lincoln Park Preschool Main	1,568	0.49	1972
Lincoln Park Preschool Site	13,065	0.94	1972
Loma ES Main	34,697	0.37	1982
Loma ES Site	435,600	0.67	1982
Mesa Valley Community School Main	30,381	0.27	1998
Mesa Valley Community School Site	87,263	0.79	1998
Mesa View ES Main	49,303	0.63	1982
Mesa View ES Mod	2,304	0.88	1988
Mesa View ES Site	398,299	0.87	1982
Monument Ridge ES Main	65,170	0.08	2020
Monument Ridge ES Site	500,940	0.02	2020
Mt Garfield MS Main	79,725	0.71	1982
Mt Garfield MS Mod A	1,344	1.00	1991
Mt Garfield MS Site	827,640	0.56	1982
New Emerson at Columbus ES Main	23,484	0.51	1949
New Emerson at Columbus ES Music Mod 2	1,344	1.05	1990
New Emerson at Columbus ES Music Mod 3	960	1.00	1977
New Emerson at Columbus ES PreK Mod 4	1,344	0.93	1990
New Emerson at Columbus ES Site	176,418	0.84	1949
New Emerson at Columbus ES SPED Mod 1	1,344	0.91	1990
Nisley ES Annex	25,088	0.80	1998
Nisley ES Main	22,079	0.41	1958
Nisley ES Pre-K Mod	1,344	0.39	2006
Nisley ES Site	364,597	0.71	1958
Orchard Avenue ES Elm Cottage	1,568	0.64	1968
Orchard Avenue ES Main	47,498	0.55	1948
Orchard Avenue ES Site	340,155	0.88	1948
Orchard Avenue ES Walnut Cottage	1,568	0.59	1968
Orchard Mesa MS Classroom/Tech Ed	6,872	0.75	1998
Orchard Mesa MS Main	52,743	0.61	1960
Orchard Mesa MS Mod	960	0.78	1987
Orchard Mesa MS Reading Mod	1,440	0.91	1989
Orchard Mesa MS Site	801,330	0.58	1960

## ● Campuses Impacted by this Grant Application ●

## Mesa County Valley 51 - DW Security Upgrades

Asset Name	Asset - GSF (SF)	Asset - FCI	Asset - Year Constructed
Palisade HS Main	125,623	0.41	1992
Palisade HS Site	1,481,040	0.37	1992
Palisade HS Weight Room	2,802	0.36	1998
Palisade HS West	11,098	0.50	1998
Pear Park ES Main	61,980	0.26	2006
Pear Park ES Site	388,743	0.26	2006
Pomona ES Bldg 200	4,685	0.50	1963
Pomona ES Bldg 300	10,750	0.69	1998
Pomona ES Bldg 400	12,215	0.58	1998
Pomona ES Main	19,025	0.54	1958
Pomona ES Preschool Mod	1,560	0.49	2003
Pomona ES Site	740,520	0.53	1958
R-5 HS Main	29,133	0.12	2016
R-5 HS Site	240,451	0.01	2016
Redlands MS Main	96,974	0.44	1991
Redlands MS Site	871,200	0.72	1991
Rim Rock ES Main	54,798	0.27	2006
Rim Rock ES Mod B	1,560	0.41	2003
Rim Rock ES Mod C	1,680	0.54	2009
Rim Rock ES Mod D	1,680	0.54	2009
Rim Rock ES Site	435,600	0.31	2006
Rocky Mtn ES 5th Grade Mod	1,680	0.52	2008
Rocky Mtn ES Main	49,380	0.72	1998
Rocky Mtn ES PreK Mod	1,344	0.35	2006
Rocky Mtn ES Site	1,695,915	0.67	1998
Rocky Mtn ES Spec Programs Mod	1,152	0.48	2010
Scenic ES Main	29,675	0.54	1969
Scenic ES Mod 1	864	0.95	1988
Scenic ES Site	729,824	0.73	1969
Shelley ES Main	58,132	0.62	1958
Shelley ES Site	358,934	0.53	1958
Taylor ES Main	46,771	0.56	1958
Taylor ES Site	414,645	0.72	1958
Thunder Mtn ES Main	57,968	0.61	1982
Thunder Mtn ES Site	435,600	0.64	1982
Tope ES Main	49,486	0.48	1940
Tope ES North Cottage	2,240	0.53	1968
Tope ES PreK Mod	1,344	0.84	1989
Tope ES Site	324,086	0.79	1940
Tope ES South Cottage	2,240	0.53	1968
West MS Building B	15,651	0.35	1970
West MS Computer Mod	1,344	1.03	1991



● **Campuses Impacted by this Grant Application** ●

**Mesa County Valley 51 - DW Security Upgrades**

<b>Asset Name</b>	<b>Asset - GSF (SF)</b>	<b>Asset - FCI</b>	<b>Asset - Year Constructed</b>
West MS Main	33,324	0.24	1970
West MS Music Mod	1,344	1.03	1991
West MS Site	392,040	0.31	1970
Wingate ES Main	48,287	0.70	1982
Wingate ES Site	636,180	0.63	1982

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Mesa County Valley 51

**County:** Mesa

**Project Title:** DW Security Upgrades

<b>Current Grant Request:</b>	\$1,024,641.38	<b>CDE Minimum Match %:</b>	50%
<b>Current Applicant Match:</b>	\$1,252,339.46	<b>Actual Match % Provided:</b>	55%
<b>Current Project Request:</b>	\$2,276,980.84	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$2,276,980.84	<b>Adverse Historical Effect?</b>	TBD
<b>Cost Per Sq Ft:</b>	\$0.94	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.04	<b>Affected Pupils:</b>	19,918
<b>Hard Costs Per Sq Ft:</b>	\$0.90	<b>Cost Per Pupil:</b>	\$114
<b>Previous BEST Grant(s):</b>	2	<b>Gross Sq Ft Per Pupil:</b>	122
<b>Previous BEST Total \$:</b>	\$23,966,196.56		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	19,242	<b>Bonded Debt Approved:</b>	\$423,500,000
<b>Assessed Valuation:</b>	\$2,551,429,310	<b>Year(s) Bond Approved:</b>	17,21,24
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	\$179,500,000
<b>PPAV:</b>	\$130,861	<b>Year(s) Bond Failed:</b>	19
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$234,235,000
<b>Median Household Income:</b>	\$71,216	<b>Total Bond Capacity:</b>	\$510,285,862
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	53.2%	<b>Bond Capacity Remaining:</b>	\$276,050,862
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$738.10		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

Mesa County Valley 51 (2000) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (2000-SG00004) - - New - Application Number (36)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Appleton Elementary School - 2000-0262

\* Facility Name & Code

Broadway Elementary School - 2000-1046

\* Facility Name & Code

Chatfield Elementary School - 2000-1520

\* Facility Name & Code

Chipeta Elementary School - 2000-1619

\* Facility Name & Code

Clifton Elementary School - 2000-1686

\* Facility Name & Code

Dos Rios Elementary School - 2000-2224

\* Facility Name & Code

Fruitvale Elementary School - 2000-3262

\* Facility Name & Code

Lincoln Orchard Mesa Elementary School - 2000-5210

\* Facility Name & Code

Loma Elementary School - 2000-5244

\* Facility Name & Code

Mesa View Elementary School - 2000-5842

**\* Facility Name & Code**

Monument Ridge Elementary School - 2000-1297 ▼

**\* Facility Name & Code**

New Emerson School at Columbus - 2000-2724 ▼

**\* Facility Name & Code**

Nisley Elementary School - 2000-6264 ▼

**\* Facility Name & Code**

Orchard Avenue Elementary School - 2000-6554 ▼

**\* Facility Name & Code**

Pear Park Elementary School - 2000-0363 ▼

**\* Facility Name & Code**

Pomona Elementary School - 2000-7110 ▼

**\* Facility Name & Code**

Rim Rock Elementary School - 2000-0362 ▼

**\* Facility Name & Code**

Rocky Mountain Elementary School - 2000-7467 ▼

**\* Facility Name & Code**

Scenic Elementary School - 2000-9434 ▼

**\* Facility Name & Code**

Shelledy Elementary School - 2000-7832 ▼

**\* Facility Name & Code**

Taylor Elementary School - 2000-8462 ▼

**\* Facility Name & Code**

Thunder Mountain Elementary School - 2000-8846 ▼

**\* Facility Name & Code**

Tope Elementary School - 2000-8876 ▼

**\* Facility Name & Code**

Wingate Elementary School - 2000-9673 ▼

**\* Facility Name & Code**

Dual Immersion Academy School - 2000-2297 ▼

**\* Facility Name & Code**

Grand River Academy - 2000-3604 ▼

**\* Facility Name & Code**

Bookcliff Middle School - 2000-0900 ▼

**\* Facility Name & Code**

Fruita Middle School - 2000-3244 ▼

**\* Facility Name & Code**

Grand Mesa Middle School - 2000-3584 ▼

**\* Facility Name & Code**

Mount Garfield Middle School - 2000-6166 ▼

**\* Facility Name & Code**

Orchard Mesa Middle School - 2000-6562 ▼

**\* Facility Name & Code**

Redlands Middle School - 2000-7281 ▼

**\* Facility Name & Code**

West Middle School - 2000-9406 ▼

**\* Facility Name & Code**

Central High School - 2000-1450 ▼

**\* Facility Name & Code**

Fruita Monument High School - 2000-6070 ▼

**\* Facility Name & Code**

Grand Junction High School - 2000-3570 ▼

**\* Facility Name & Code**

Palisade High School - 2000-6666 ▼

**\* Facility Name & Code**

Career Center Preschool - 2000-6055 ▼

**\* Facility Name & Code**

R-5 High School - 2000-7236 ▼

Other, not listed

**\* B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

Districtwide

Junior High

Pre-School

<input type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

#### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

### Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Mesa County Valley School District 51 (D51) serves approximately 20,000 students across 45 schools, including:  
21 preschool sites

25 elementary schools  
7 middle schools  
4 comprehensive high schools  
1 middle/high school  
3 charter schools  
2 alternative schools  
3 K-12 schools

D51 was originally consolidated in 1951 from smaller districts to provide educational services across a vast 2,000-square-mile boundary. Schools were constructed or acquired based on the educational needs of the time, with buildings designed to accommodate the student population, curriculum standards, and available infrastructure resources.

Many schools were constructed 50+ years ago and lack the modern safety features now considered essential in school design. At the time of their construction, security concerns were significantly different, and schools were not designed to address contemporary safety threats such as unauthorized access, advanced surveillance needs, and emergency response coordination.

A total of 39 facilities are included in this proposal (see attached spreadsheet for details):

24 elementary schools  
9 middle schools  
4 high schools  
2 alternative campuses

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the decades, D51 has adapted to evolving educational and technological needs as funding allowed, investing in modern learning environments such as:

Computer labs and interactive technology  
Online resources and digital learning platforms  
Professional development programs to train educators on the latest teaching methodologies

However, the district's security infrastructure has not evolved at the same rate. Funding constraints have resulted in a piecemeal approach to security upgrades, leaving the district reliant on fragmented, outdated systems that lack cohesion, automation, and advanced analytics necessary for modern school safety.

Over the past three years, D51 has undertaken several capital improvement projects to enhance school safety and maintain facility integrity. However, due to funding limitations, these upgrades have been incremental rather than comprehensive.

Capital improvements in last three years:

Roofing Repairs & Replacements  
Addressing leaks and structural integrity issues at multiple schools  
HVAC & Air Quality Improvements  
System upgrades to improve energy efficiency and indoor air quality  
ADA Accessibility Upgrades  
Improved ramps, handrails, and restroom accessibility in select buildings

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

D51 maintains a district-wide deferred maintenance list to track and prioritize maintenance and capital needs. All items on the list are prioritized within the budget. Each year, capital projects are planned based on available funding for the highest priority items.

In November 2017, local voters passed a mill levy override to address deferred maintenance projects across the district. The ongoing Mill Levy funds provide approximately \$1M per year to address capital construction and maintenance needs. With the addition of this funding, the district has been better able to address maintenance needs in a timely manner, however, funding is still not sufficient to meet all needs across the District.

In the past five years, D51 has spent the following amounts on capital maintenance projects across the district:

FY21-22: \$2,164,658

FY22-23: \$1,374,459

FY23-24: \$2,941,743

FY24-25 (Budgeted) \$2,472,372

With over 19,000 students in the district, we budget between \$175-275 per pupil each year.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.



II. Integrated Program Plan Data

Mesa County Valley 51 (2000) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (2000-SG00004) - - New - Application Number (36)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Mesa County Valley School District 51 (D51) is the largest school district on Colorado's Western Slope, serving a geographically vast and demographically shifting student population across 46 schools in Grand Junction, Palisade, Fruita, and surrounding communities. As the educational and economic hub of Mesa County, D51 has worked diligently to adapt to changing student needs, technological advancements, and financial constraints.

Despite these efforts, the district faces a significant gap in security infrastructure due to outdated systems, funding limitations, and the rapid evolution of security threats. Many of D51's school buildings were constructed decades ago-before modern security standards existed-and are now ill-equipped to handle today's safety challenges. While the district has made incremental security improvements as funding allowed, these upgrades have been piecemeal, reactive, and inconsistent across schools, leaving critical vulnerabilities in surveillance, access control, and emergency response capabilities.

D51's 2024 Facility Master Plan outlines a phased approach to address critical safety and structural deficiencies, with Phase 1 prioritizing district-wide security enhancements. This grant will allow D51 to modernize security infrastructure, integrating access control, visitor management, surveillance, and emergency response systems into a unified, proactive platform. By replacing fragmented security measures, the district will establish a scalable, long-term safety solution that meets modern school security standards and ensures a safer learning environment for students, staff, and the community.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133

- 5) All other projects

## Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The current security infrastructure across district schools is fragmented and outdated, posing health, safety, and security risks. Specific deficiencies include:

**Inconsistent Access Control**

Some schools have non-video-based doorbells at main entrances, while others lack doorbell systems entirely, leaving main entryways unlocked during the day.

The lack of a unified system prevents effective visitor verification before allowing entry.

**Disjointed Visitor Management**

No standardized visitor check-in/check-out process across schools.

Several schools have implemented independent visitor tracking systems with no centralized oversight, limiting security visibility and control.

**Outdated and Isolated Access Control Technology**

The access control system is outdated and operates independently from other security technologies, such as CCTV.

This separation prevents integration for real-time monitoring and response.

The system's software makes credential issuance, facility lockdown, and day-to-day security management cumbersome.

**Inadequate Surveillance Capabilities**

The current camera system lacks modern analytics and has significant blind spots at older facilities.

Video retention maxes out at 10 days, well below the Department of Education's 30-day retention requirement.

Server and storage limitations prevent system expansion to cover blind spots effectively.

The system is not integrated, requiring users to switch between multiple applications, slowing response times.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In summer 2023, D51 partnered with Hord Coplan Macht (HCM) to develop a 25-Year Facility Master Plan, including a comprehensive security assessment across all schools. In collaboration with HCM, FCI Constructors, and security consultants, the district conducted data-driven evaluations, gathered stakeholder input, and reviewed compliance with best practices to identify vulnerabilities in access control, surveillance, and emergency response.

The investigation included facility condition assessments, on-site security audits, stakeholder engagement, policy reviews, and technology gap analyses.

Schools were visited to observe real-time security procedures, while administrators, law enforcement, and safety personnel provided insights on existing challenges and needed improvements. The district also reviewed security policies and analyzed technology gaps to ensure consistency and compatibility with modern security solutions.

Findings from these assessments informed the D51 Facility Master Plan, guiding prioritized, phased security upgrades. A planning committee of district leaders, staff, parents, and community members met regularly to review data and establish security investment priorities.

The Master Plan outlines five phases of improvements, each aligned with potential bond elections over 4-5 years. Phase 1, currently under consideration for funding, focuses on district-wide security enhancements to address critical safety needs identified through this process.

## Solution

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposal outlines a comprehensive security solution for Mesa School District 51 at 39 schools integrating Verkada's cloud-based security systems with Spectra's managed IT services. The key components of the proposed solution include:

#### 1. Video Surveillance & Security Cameras

Deployment of hybrid cloud security cameras for real-time monitoring.

Cameras include indoor, outdoor, bullet, fisheye, multisensor, and PTZ (pan-tilt-zoom) models.

AI-powered motion detection, facial recognition, and anomaly alerts.

Cloud storage for secure, remote access to video footage.

#### 2. Access Control System

Implementation of electronic door controllers (1-door, 4-door, and 16-door models).

Integration of card readers and proximity cards for controlled entry.

Cloud-managed access permissions via Verkada's Command platform.

Emergency lockdown capabilities with remote activation.

#### 3. Alarm & Intercom System

Smart alarms with professional monitoring for intrusion detection.

Two-way video intercoms for secure visitor management.

Wireless panic buttons for instant security alerts.

#### 4. Air Quality & Environmental Monitoring

Sensors to detect air pollutants, allergens, and chemical hazards.

Compliance with health and safety regulations for indoor environments.

#### 5. Centralized Management Platform

Verkada Command, a cloud-based dashboard, allows centralized monitoring, user management, and real-time alerts across all locations.

Scalability: Schools can easily add more devices without on-premises infrastructure.

One year of camera licensing for the system is included in the BEST grant budget.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Mesa County Valley School District 51 (D51) conducted extensive planning, analysis, and stakeholder engagement to develop a strategic, data-driven security solution that effectively addresses the identified deficiencies. This process involved architectural reviews, functional assessments, site analyses, technology evaluations, and adherence to industry standards to ensure the proposed solution is both effective and scalable.

#### 1. Security Infrastructure and Functional Assessments

Facility-wide security audits were conducted to evaluate existing access control, surveillance, and visitor management systems. Functional analyses assessed how current security infrastructure supports-or fails to support-emergency response, real-time monitoring, and school operations.

Gap analyses identified critical vulnerabilities, ensuring the proposed solution directly addresses areas of risk.

## 2. Stakeholder Collaboration and Expert Consultation

Partnerships with security consultants, architects, and law enforcement helped define best practices for school security infrastructure.

Engagement with school administrators, teachers, safety personnel, and parents provided insight into security challenges and operational needs.

Coordination with local emergency responders ensured alignment with law enforcement protocols for emergency access, lockdown procedures, and crisis response.

## 3. Site and Infrastructure Analysis

A comprehensive district-wide site survey was conducted to assess security system compatibility, infrastructure capacity, and installation requirements.

Entryway evaluations determined the optimal placement of video intercom systems, ensuring secure visitor screening.

Surveillance mapping was used to design an upgraded camera network that eliminates blind spots and enhances coverage.

## 4. Technology and Industry Standards Compliance

The proposed security system aligns with state and federal safety guidelines, including:

Colorado Department of Education Public School Facility Construction Guidelines

National School Safety and Security Best Practices

Americans with Disabilities Act (ADA) accessibility requirements for secure entry systems

Security technology was evaluated against modern industry standards for access control, visitor management, surveillance, and emergency response.

## 5. Phased Implementation Strategy for Scalability

The solution was designed to be implemented in phases, ensuring seamless integration across all district schools.

The Long-Range Facility Master Plan guided prioritization, focusing on high-need areas while allowing future expansion.

A financial feasibility study was conducted to determine cost-effective deployment, ensuring alignment with BEST Grant funding and potential future bond measures.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The security deficiencies outlined in this application must be addressed immediately to prevent further risk to students, staff, and visitors. The district's current security infrastructure falls short of modern safety standards, leaving schools vulnerable to unauthorized access, delayed emergency response times, and gaps in surveillance coverage. The urgency of this project is underscored by recent security threats, rising safety concerns among students and staff, and the increasing financial strain on future improvements if funding is delayed.

Recently, the district experienced a major security scare when a hacker used a "flipper" device to copy our electronic entry system, exposing a critical

weakness in outdated access control technology. This breach highlights the urgent need for modern, encrypted access controls that cannot be easily duplicated. Additionally, some D51 schools are more remote, making law enforcement response times slower in emergencies, while others are located in areas with heavy police activity, where security threats are more frequent. Many buildings also have multiple exterior entrances, increasing the risk of unauthorized access if entry points are not properly secured.

Beyond physical security risks, these deficiencies also have direct psychological impacts on students and staff. One in five children suffer from mental health challenges, and the constant media coverage of school violence has fueled anxiety, panic, and fear among students. If students do not feel physically secure in their school buildings, their learning environment, emotional well-being, and morale are all negatively affected.

Security deficiencies have existed for years, and while staff have done their best to extend the life of outdated systems, there are no more stopgap measures left. If these upgrades are delayed further, the district will face escalating costs due to inflation, continued exposure to security risks, and difficult trade-offs in determining which safety improvements should take priority-when in reality, all schools deserve equal protection. Without BEST Grant funding, only partial improvements will be completed, delaying full security implementation for several years and leaving critical gaps in protection.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The District prioritizes and commits to regular maintenance of District facilities to extend their value to their students, staff, and community for as long as possible. The District's Maintenance Department has an operating budget of approximately \$3 million. This includes department staff of licensed HVAC technicians, fire alarm technicians, plumbers, and electricians, as well as non-licensed carpenters, painters, roofers, and groundskeepers.

Following the completion of this project, the district will implement a structured maintenance plan based on manufacturer recommendations, industry best practices, and ongoing performance evaluations. Regular inspections, preventive maintenance, and necessary repairs will be scheduled to ensure that all systems remain fully operational and reliable. The district's work order system allows staff to promptly report maintenance issues, ensuring timely interventions and minimizing disruptions.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
- No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Mesa County Valley 51 (2000) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (2000-SG00004) - - New - Application Number (36)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

50.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

55

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,276,980.84
D. Applicant Match to this Project	\$	1,252,339.46
E. Requested BEST Grant Amount	\$	1,024,641.38
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	2,276,980.84

#### \* Additional Information

**Please provide the following additional information from your detailed project budget**



**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> \$190 million 2024	<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

122


1.5 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

3 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

05/01/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/08/2025 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The District has already received final vendor pricing from Verkada for this scope of work which is the majority of the budget. The District's Owner's Representative, Dynamic Program Management, prepared the soft cost budget and contingency/escalation percentages based on experience with over a decade of capital improvement projects supporting the District. This project is 'shovel ready', fully designed and priced with an anticipated start of late Spring 2025. Therefore the District was comfortable in a lower escalation percentage (1.5%) than a project that would start in 2026.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

This project has been awarded to a single vendor, Verkada, who will implement the scope. With supervision from the District's Facilities Director and Safety Director, Verkada will provide a work plan and updated budgets at monthly intervals.

Because a larger bond program will be simultaneous with this scope, the District's Owner's Representative will provide coordination between Verkada and the on-site General Contractors who will be implementing other capital improvements at the schools.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The vendor for this project has already been selected. Our district allows for qualified vendors per the State Purchasing and Contracting office to be awarded contracts. Verkada has been qualified by the State of Colorado and is the District's preferred vendor for the integrated security system that is the best fit for our schools.

The State of Colorado has entered into a contract with Carahsoft for Cloud Solutions. This contract vehicle is a participating addendum that acts as an extension of Carahsoft's NASPO ValuePoint contract. All public agencies within the State of Colorado are able to utilize this contract vehicle to procure cloud solutions via a state contract.

NASPO ValuePoint The NASPO ValuePoint Cooperative Purchasing Organization (formerly WSCA-NASPO) provides the highest standard of excellence in public cooperative contracting. By leveraging the leadership and expertise of all states with the purchasing power of their public entities, NASPO ValuePoint delivers best value, reliable, competitively sourced contracts

#### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The District placed a bond measure on the ballot in November 2024 which was overwhelmingly supported by our community. The board of education, administration and community expects the district to be good stewards of these dollars and leverage additional funding to make each dollar go further. Our taxpayers have been asked, and have risen to the occasion to provide the match dollars for this application.

Because of our successful bond, we are increasing our match above the calculated match of 50% to 55%.

#### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**● Campuses Impacted by this Grant Application ●**

**Montrose County RE-1J - DW Security Upgrades - Johnson ES - 2004**

<b>District:</b>	Montrose County RE-1J
<b>School Name:</b>	Johnson ES
<b>Address:</b>	601 South Stough Avenue
<b>City:</b>	Montrose
<b>Gross Area (SF):</b>	51,660
<b>Number of Buildings:</b>	4
<b>Replacement Value:</b>	\$19,696,451
<b>Condition Budget:</b>	\$8,922,069
<b>Total FCI:</b>	0.45
<b>Adequacy Index:</b>	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,292,476	\$1,864,643	0.81
Equipment and Furnishings	\$626,321	\$592,582	0.95
Exterior Enclosure	\$1,765,501	\$1,074,228	0.61
Fire Protection	\$542,558	\$15,928	0.03
HVAC System	\$1,331,253	\$1,628,448	1.22
Interior Construction and Conveyance	\$2,987,232	\$2,010,693	0.67
Plumbing System	\$882,345	\$93,136	0.11
Site	\$4,197,107	\$1,434,416	0.34
Special Construction	\$323,028	\$184,588	0.57
Structure	\$4,748,630	\$23,411	0.00
<b>Overall - Total</b>	<b>\$19,696,451</b>	<b>\$8,922,073</b>	<b>0.45</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Johnson ES North Mod 3	960	0.51	1999	\$305,235	\$155,235
Johnson ES Site	1,481,040	0.51	2004	\$2,794,428	\$1,434,416
Johnson ES Main	48,300	0.48	2004	\$14,792,538	\$7,097,487
Johnson ES Center Mod 2	960	0.10	1999	\$1,556,608	\$156,408
Johnson ES South Mod 1	1,440	0.32	2001	\$247,642	\$78,527
<b>Overall - Total</b>	<b>1,532,700</b>	<b>0.45</b>		<b>\$19,696,451</b>	<b>\$8,922,073</b>

● **Campuses Impacted by this Grant Application** ●

**Montrose County RE-1J - DW Security Upgrades - Northside ES - 1969**

<b>District:</b>	Montrose County RE-1J
<b>School Name:</b>	Northside ES
<b>Address:</b>	528 North Uncompahgre Avenue
<b>City:</b>	Montrose
<b>Gross Area (SF):</b>	40,235
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$12,473,618
<b>Condition Budget:</b>	\$8,115,109
<b>Total FCI:</b>	0.65
<b>Adequacy Index:</b>	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,762,835	\$1,756,639	1.00
Equipment and Furnishings	\$461,378	\$450,374	0.98
Exterior Enclosure	\$2,610,597	\$1,301,302	0.50
Fire Protection	\$14,812	\$495,700	33.47
HVAC System	\$1,172,649	\$1,418,277	1.21
Interior Construction and Conveyance	\$2,435,284	\$1,678,568	0.69
Plumbing System	\$579,017	\$319,917	0.55
Site	\$1,541,095	\$1,036,491	0.67
Special Construction	\$115,367	\$115,367	1.00
Structure	\$1,780,586	\$22,251	0.01
<b>Overall - Total</b>	<b>\$12,473,618</b>	<b>\$8,594,886</b>	<b>0.69</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Northside ES Site	174,240	0.67	1969	\$1,541,095	\$1,036,491
Northside ES South Primary Building	20,605	0.77	1984	\$6,125,826	\$4,948,979
Northside ES Mod 1	1,330	1.01	2000	\$172,075	\$174,604
Northside ES North Intermediate Main	18,300	0.48	1969	\$4,634,623	\$2,434,812
<b>Overall - Total</b>	<b>214,475</b>	<b>0.65</b>		<b>\$12,473,618</b>	<b>\$8,594,886</b>

● **Campuses Impacted by this Grant Application** ●

**Montrose County RE-1J - DW Security Upgrades - Cottonwood ES - 1996**

<b>District:</b>	Montrose County RE-1J
<b>School Name:</b>	Cottonwood ES
<b>Address:</b>	3500 Woodgate Road
<b>City:</b>	Montrose
<b>Gross Area (SF):</b>	43,073
<b>Number of Buildings:</b>	5
<b>Replacement Value:</b>	\$11,607,858
<b>Condition Budget:</b>	\$6,762,828
<b>Total FCI:</b>	0.58
<b>Adequacy Index:</b>	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,729,741	\$1,719,738	0.99
Equipment and Furnishings	\$297,023	\$144,015	0.48
Exterior Enclosure	\$1,307,449	\$1,064,601	0.81
Fire Protection	\$14,616	\$434,116	29.70
HVAC System	\$779,400	\$792,899	1.02
Interior Construction and Conveyance	\$2,289,176	\$1,587,110	0.69
Plumbing System	\$548,025	\$445,184	0.81
Site	\$1,888,178	\$822,594	0.44
Special Construction	\$380,711	\$190,356	0.50
Structure	\$2,373,538	\$18,449	0.01
<b>Overall - Total</b>	<b>\$11,607,858</b>	<b>\$7,219,062</b>	<b>0.62</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Cottonwood ES Site	676,250	0.44	1996	\$1,888,178	\$822,594
Cottonwood ES Main	35,233	0.61	1996	\$9,235,940	\$6,131,375
Cottonwood ES Mod 3	1,960	0.89	1999	\$123,310	\$109,250
Cottonwood ES Mod 2	1,960	0.15	2001	\$117,493	\$17,253
Cottonwood ES Mod 4	1,960	0.96	1995	\$121,469	\$116,884
Cottonwood ES Mod 1	1,960	0.18	2001	\$121,469	\$21,706
<b>Overall - Total</b>	<b>719,323</b>	<b>0.58</b>		<b>\$11,607,858</b>	<b>\$7,219,062</b>

**● Campuses Impacted by this Grant Application ●**

**Montrose County RE-1J - DW Security Upgrades - Centennial MS - 1974**

<b>District:</b>	Montrose County RE-1J
<b>School Name:</b>	Centennial MS
<b>Address:</b>	1100 South 5th Street
<b>City:</b>	Montrose
<b>Gross Area (SF):</b>	99,469
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$35,155,069
<b>Condition Budget:</b>	\$22,476,273
<b>Total FCI:</b>	0.64
<b>Adequacy Index:</b>	0.41



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,982,192	\$4,692,052	0.94
Equipment and Furnishings	\$1,560,950	\$1,630,351	1.04
Exterior Enclosure	\$6,911,654	\$2,670,864	0.39
Fire Protection	\$298,623	\$1,208,937	4.05
HVAC System	\$4,490,162	\$2,994,976	0.67
Interior Construction and Conveyance	\$5,860,164	\$5,579,494	0.95
Plumbing System	\$1,951,363	\$2,233,817	1.14
Site	\$3,622,821	\$2,614,588	0.72
Structure	\$5,477,140	\$40,000	0.01
<b>Overall - Total</b>	<b>\$35,155,069</b>	<b>\$23,665,079</b>	<b>0.67</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Centennial MS Site	696,960	0.72	1974	\$3,622,821	\$2,614,588
Centennial MS Industrial Arts	2,800	0.40	1974	\$1,101,855	\$487,187
Centennial MS Main	72,461	0.71	1974	\$22,036,028	\$16,818,268
Centennial MS N. Bldg	24,208	0.45	1974	\$8,394,365	\$3,745,036
<b>Overall - Total</b>	<b>796,429</b>	<b>0.64</b>		<b>\$35,155,069</b>	<b>\$23,665,079</b>



● **Campuses Impacted by this Grant Application** ●

**Montrose County RE-1J - DW Security Upgrades - Olathe MS/HS - 1974**

<b>District:</b>	Montrose County RE-1J
<b>School Name:</b>	Olathe MS/HS
<b>Address:</b>	410 Highway 50
<b>City:</b>	Olathe
<b>Gross Area (SF):</b>	120,847
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$44,770,559
<b>Condition Budget:</b>	\$20,488,436
<b>Total FCI:</b>	0.46
<b>Adequacy Index:</b>	0.42



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,791,787	\$4,476,773	0.77
Equipment and Furnishings	\$2,292,051	\$908,920	0.40
Exterior Enclosure	\$7,341,946	\$2,494,984	0.34
Fire Protection	\$305,032	\$1,352,861	4.44
HVAC System	\$3,956,996	\$1,900,070	0.48
Interior Construction and Conveyance	\$7,188,662	\$5,323,963	0.74
Plumbing System	\$2,273,868	\$1,437,392	0.63
Site	\$7,431,207	\$3,975,192	0.53
Structure	\$8,189,011	\$0	0.00
<b>Overall - Total</b>	<b>\$44,770,559</b>	<b>\$21,870,155</b>	<b>0.49</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Olathe MS/HS Main	116,797	0.45	1974	\$36,337,497	\$17,526,307
Olathe MS/HS Ag Shop	4,050	0.30	2004	\$1,001,855	\$368,656
Olathe MS/HS Site	1,132,560	0.53	1974	\$7,431,207	\$3,975,192
<b>Overall - Total</b>	<b>1,253,407</b>	<b>0.46</b>		<b>\$44,770,559</b>	<b>\$21,870,155</b>



# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Montrose County RE-1J

**County:** Montrose

**Project Title:** DW Security Upgrades

<b>Current Grant Request:</b>	\$793,053.45	<b>CDE Minimum Match %:</b>	53%
<b>Current Applicant Match:</b>	\$969,287.55	<b>Actual Match % Provided:</b>	55%
<b>Current Project Request:</b>	\$1,762,341.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$1,762,341.00	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$5.05	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.29	<b>Affected Pupils:</b>	2,288
<b>Hard Costs Per Sq Ft:</b>	\$4.76	<b>Cost Per Pupil:</b>	\$770
<b>Previous BEST Grant(s):</b>	18	<b>Gross Sq Ft Per Pupil:</b>	153
<b>Previous BEST Total \$:</b>	\$23,730,717.31		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	5,730	<b>Bonded Debt Approved:</b>	\$21,270,000
<b>Assessed Valuation:</b>	\$853,817,022	<b>Year(s) Bond Approved:</b>	16
<small>Statewide Median:</small> \$133,539,963		<b>Bonded Debt Failed:</b>	\$198,000,000
<b>PPAV:</b>	\$146,364	<b>Year(s) Bond Failed:</b>	24
<small>Statewide PPAV:</small> \$215,398		<b>Outstanding Bonded Debt:</b>	\$19,400,000
<b>Median Household Income:</b>	\$68,621	<b>Total Bond Capacity:</b>	\$170,763,404
<small>Statewide Avg:</small> \$79,577		<small>Statewide Median:</small> \$26,607,993	
<b>Free Reduced Lunch %:</b>	54.7%	<b>Bond Capacity Remaining:</b>	\$151,363,404
<small>Statewide District Avg:</small> 50.51%		<small>Statewide Median:</small> \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$560.18		
<small>Statewide Avg:</small> \$1,368			

I. Facility Profile

Montrose County RE-1J (2180) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (2180-SG00002) - - New - Application Number (23)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Olathe Middle/High School - 2180-6494 ▼

\* Facility Name & Code

Johnson Elementary School - 2180-4458 ▼

\* Facility Name & Code

Northside Elementary School - 2180-6366 ▼

\* Facility Name & Code

Cottonwood Elementary School - 2180-1915 ▼

\* Facility Name & Code

Centennial Middle School - 2180-1392 ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom

<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

#### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

### Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The school facilities submitted in this grant for security upgrades were all constructed as public school facilities within the Montrose County School District. At the time of their construction, the materials and methods used were consistent with best practices and compliant with governing codes.

-Johnson Elementary School: Located at 13820 6700 Rd, Montrose. It was constructed in 2004. The school location was moved from downtown to east of town to accommodate increased enrollment and allow for expansion. There were two previous Johnson Elementary School sites in Montrose

- Northside Elementary School: Located at 528 North Uncompahgre, Montrose. It was constructed in 1969 as an elementary school for the district and has remained an elementary school serving students on the north side of the Montrose community.
- Cottonwood Elementary School: Located at 3500 Woodgate Road, Montrose. It was constructed in 1996 as an elementary school for the district and has remained an elementary school serving students on the south side of the Montrose community.
- Centennial Middle School: Located at 1100 South 5th Street, Montrose. It was constructed in 1974 as a middle school campus consisting of three permanent buildings. It is located a few blocks east of the heart of downtown.
- Olathe Middle/High School: Located at 410 Highway 50, Olathe. It was constructed in 1970 as a high school near the heart of the city.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has invested in capital improvements and permits, strategically prioritizing safety, security, and operational efficiency. Below is a summary of major improvements and renovations completed for the schools included in this project:

- Johnson Elementary: No significant renovations reported since its construction in 2004.
- Northside Elementary: Additions and renovations completed in 1991, 1995, 2000, 2005, and 2019.
- Cottonwood Elementary: Additions completed in 2004 and 2010.
- Centennial Middle: Renovations and additions completed in 1976 and 2005. Significant asbestos remediation work implemented in 2021-22.
- Olathe Middle/High: Additions completed in 1993, 2005, and 2006. Middle school occupies the original high school with the high school primarily occupying the newer portions. Significant asbestos remediation -work implemented in 2021-22.

**Recent Security Upgrades:**

The district completed security upgrades in four phases, utilizing a mix of grant resources and General Fund.

- Phase I (2018): The district installed perimeter fencing and security vestibules at three elementary schools, and later secured \$2.4 million in funding (including a \$1.64 million School Security Disbursement Grant from the Colorado Department of Homeland Security and \$821,063 from Small Rural Schools funding) to support district-wide security upgrades.
- Phase II (2022): Security upgrades included access-control systems, video surveillance, and intrusion detection across all campuses. These improvements, along with upgrades at OMHS, OES, JES, and OGES, were funded by a \$2.41 million BEST Grant.
- Phase III (2023): A second BEST Grant supported upgrades at NES, PES, and CES.
- Phase IV (2024): Peak, CMS, and the ESS Annex are being funded through the General Fund.
- Phase V (2024): The first phase of the Alarm / Clock / Bell upgrades started in December at other school campuses not included in this BEST grant through General Funds. This work is expected to be completed by April 2025.
- Cybersecurity Improvements (2020-2025): With E-Rate funding, MCSD upgraded network switches, WiFi, and firewall security. General Fund resources supported phone system replacement, workstation upgrades, server enhancements, and centralized device management. To strengthen security, the district implemented enterprise-grade antivirus, endpoint protection, standardized Mobile Device Management (MDM), and cybersecurity training for all users.

**G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The capital outlay budget is district-wide, based on master plan priorities and ongoing revenue sources from the capital reserve and general fund. For the current fiscal year, the budget is:

\$1,963,500 total ongoing revenue

\$357.06 per Full-Time Equivalent (FTE) including expected State Best Funds.

Fund balance in the capital reserve funds for capital outlay is projected to be \$9.2 million at 6/30/2025.

Pursuant to 22-43.7-109(4)(d) Montrose County School District transfers at a minimum of \$850,000 to our Capital Reserve accounts to maintain the roofs, HVAC systems, etc. within our school buildings. Based on the recommended equivalent of 1.5% of each year's per -pupil base funding, for FY2024/25 MCSD should transfer \$728,000 ( $\$8,496.38$  Base per pupil funding  $\times$   $5,713.5 = \$48,544,067 \times 1.5\% = \$728,161$ ) into our Capital Reserve account. MCSD transferred \$850,000 to our Capital Reserve account and \$600,000 to our Building fund at the beginning of the FY. These transfers have been made consistently year after year.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Montrose County RE-1J (2180) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (2180-SG00002) - - New - Application Number (23)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Montrose County School District (MCSD) is dedicated to fostering a safe, secure, and academically enriching environment for all students. However, outdated security infrastructure across the district has created significant safety vulnerabilities. Most school buildings are over several decades old and were designed with infrastructure standards that have since become outdated. Due to limited funding, the district's capital construction efforts have primarily focused on renovations rather than new builds, which has led to inconsistencies in critical communication systems. As a result, many areas within the schools suffer from poor audible intelligibility, while others have non-functional or partially functioning systems, creating significant gaps in emergency communication and day-to-day operations.

Security upgrades have been implemented in recent years in phases as funding allowed, and the final critical step outlined in the district's Security Master Plan is the replacement and modernization of outdated clock, bell, and PA systems across multiple campuses. The first part of this final phase of security upgrades - for Clock/Bell/PA Systems-is already underway at Oak Grove Elementary, Pomona Elementary, and Olathe Elementary and is expected to be completed by April 2025.

The remaining campuses-Olathe Middle and High School, Northside Elementary, Johnson Elementary, Cottonwood Elementary and Centennial Middle School -continue to rely on outdated and malfunctioning systems. Many areas suffer from poor audio intelligibility, while others have completely non-functional equipment, leaving critical gaps in communication. These deficiencies compromise the district's ability to deliver timely alerts and emergency announcements, creating safety risks for students and staff. Additionally, operational inefficiencies, such as disrupted class transitions and unscheduled interruptions, further highlight the need for immediate action.

To resolve these issues, MCSD proposes implementing a fully integrated IP-based clock, bell, and PA system across the remaining campuses with outdated infrastructure. This system will ensure uniform coverage, clear communication, and enhanced safety across the district. The upgrades will include IP-based combination clock and speaker units for synchronized bell tones, announcements, and emergency alerts. Integration with the district's existing Voice Over IP (VOIP) phones and security systems will improve situational awareness and emergency response capabilities, ensuring seamless communication during critical moments.

By implementing these upgrades, we can address communication deficiencies and establish a state-of-the-art, integrated system capable of meeting modern safety and operational standards. This project will enhance day-to-day functionality, emergency preparedness, and infrastructure, ensuring all students and staff benefit from improved communication.

### Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

CLOCK AND BELL SYSTEM Deficiencies: The current clock and bell systems are outdated and unreliable, contributing to operational inefficiencies and inconsistent timekeeping across campuses. The proposed upgrade involves replacing the existing system with a centralized IP-based solution featuring combination IP clock and speaker units. The PA system is not fully integrated with the lockdown system, causing delays in emergency notifications. This communication gap compromises response times and overall campus security. The current PA system also lacks adequate assistive listening technology, making it difficult for hearing-impaired students and staff to receive critical announcements. This lack of accessibility creates a significant safety and inclusivity concern, especially during emergencies.

PA SYSTEM Deficiencies: The current PA systems lack adequate coverage and functionality, preventing critical announcements and emergency alerts from being heard uniformly throughout school facilities.

SECURITY COMMUNICATION SYSTEM Deficiencies: The district currently faces security vulnerabilities due to outdated and inconsistent alarm and intrusion detection systems.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

MCS D is committed to the safety and security of students, staff, and visitors. In 2019, the district engaged Sentinel Consulting, LLC to conduct a comprehensive evaluation of its electronic security systems. This assessment examined video surveillance, access control, security communications, mass notification, intrusion detection, alarm systems, and visitor management. The findings identified significant deficiencies, which informed the district's Security Master Plan. MCS D has approached each deficiency based on priority. The Alarm, Clock, and Bell project will enhance the effectiveness of the current



infrastructure, allowing for more efficient emergency communications that are integrated with the existing security systems. Since 2020, MCSD has been addressing these issues as funding allows, with remaining security system upgrades focused on clock, bell, and PA systems across multiple school facilities.

To further assess infrastructure needs, MCSD developed a Master Capital Plan, published in March 2022 after a 36-month evaluation process. This plan incorporated facility audits conducted by architects and engineers, stakeholder input, and a community survey to align priorities with district-wide needs. The assessment revealed outdated security infrastructure, insufficient network capacity, and gaps in emergency response capabilities, all of which posed risks to daily operations and student safety. The highest priorities identified were security enhancements and facility maintenance to ensure schools remain safe, functional, and operationally efficient.

Together, the Security Master Plan and Master Capital Plan provide a clear roadmap for addressing critical infrastructure deficiencies, guiding ongoing and future improvements across the district.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The Montrose County School District proposes a comprehensive solution to address the deficiencies in its outdated clock, bell, and public address (PA) systems through the BEST Grant. This project will modernize critical communication infrastructure across all included school facilities, improving safety, functionality, and interoperability.

### **CLOCK AND BELL REPLACEMENT**

The existing clock and bell systems will be replaced with a centralized, IP-based system. This solution will include combination IP clock and speaker units, enabling these devices to serve dual purposes for both bell tones and PA announcements. By consolidating functionality, this approach minimizes the infrastructure needed for the PA system upgrade while ensuring comprehensive coverage in all classrooms and common areas.

### **PA SYSTEM UPGRADE**

The current PA system will be replaced with the Cisco Singlewire Informacast IP PA platform, a cutting-edge system that integrates seamlessly with the district's existing Cisco phone system. The upgrade will utilize a combination of IP-driven horns and speakers to ensure clear and reliable communication across all school facilities. Additionally, the new clock and bell units will be integrated into the PA system, allowing for broadcasts in every classroom. Cisco phones will also serve as an additional medium for PA announcements, further enhancing communication capabilities throughout the district. Implementing the add/alternate MAGPIE microphones with built-in panic buttons will enable staff to discreetly trigger lockdown procedures and emergency alerts directly from the microphone. This decentralized activation ensures an immediate response without reliance on a centralized control system, significantly enhancing safety during crises. The MAGPIE system also enhances accessibility by integrating assistive listening systems, visual alerts, and text-to-speech capabilities. These features ensure that all students and staff, regardless of hearing ability, receive vital information in real time, improving both safety and inclusivity.

### **NETWORK INFRASTRUCTURE**

To support the new IP-based system, the district will upgrade its network infrastructure. This includes installing new Cat6 cabling to support edge devices and assessing the current network equipment and interconnectivity at each school. Necessary upgrades may include adding fiber optic cabling between

Intermediate Distribution Frames (IDFs), increasing UPS capacity to ensure uninterrupted functionality, and replacing outdated switch equipment to meet the demands of the new system. These enhancements will ensure the system operates efficiently and provides long-term reliability.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Using the findings from the Sentinel Consulting security assessment and the Master Capital Plan, MCSD developed targeted solutions to address the deficiencies identified. The design process was carefully executed to translate general plans established in MCSD's Owner's Security Requirements (OSR), Remediation Recommendations, and other documentation into detailed, actionable designs. This involved four iterative submittals of design packages: 30% schematic design, 60% design development, 90% construction documentation, and 100% design completion. This phased approach ensured that the solutions were thoroughly vetted and optimized for functionality and feasibility before moving to the implementation stage.

Additionally, the district collaborated with technology vendors and network specialists to design a solution that leverages advanced IP-based systems. These systems will integrate seamlessly with existing phone infrastructure, providing centralized functionality for clock, bell, and PA systems. The design also includes upgrades to network infrastructure, such as installing Cat6 cabling, enhancing connectivity between Intermediate Distribution Frames (IDFs), and replacing outdated switch equipment. These improvements ensure the scalability and reliability of the system while addressing current deficiencies.

By following a structured plan, design, and implementation process, MCSD developed a forward-thinking solution that addresses immediate safety vulnerabilities and ensures long-term operational efficiency across all district facilities. This approach underscores MCSD's commitment to creating safe, efficient, and future-ready environments for its students and staff.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies in Montrose County School District's (MCSD) clock, bell, and PA systems represent an urgent safety issue. The current systems are outdated and unreliable, leading to inconsistent communication across campuses. This creates significant safety risks, as the district is unable to issue timely and effective alerts during emergencies, leaving students and staff vulnerable. In addition, the aging infrastructure has deteriorated to the point where critical announcements cannot be heard in certain areas of the schools, severely compromising both day-to-day operations and emergency preparedness. These challenges underscore the urgent need for systemwide upgrades to ensure seamless and reliable communication.

Upgrading to a modern, integrated clock, bell, and PA system is not just a matter of improving operational efficiency—it is essential for creating a safer and more consistent learning environment. Without the support of the BEST grant, these necessary upgrades could take up to a decade to implement, during which time the systems will continue to degrade, leading to increased costs and heightened safety risks. By securing the grant, MCSD will be able to replace its outdated infrastructure with a state-of-the-art system, ensuring timely messaging, enhanced safety, and operational efficiency across all district facilities. The urgency of this project cannot be overstated, as further delays would jeopardize the well-being of the entire school community.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Montrose County School District (MCSD) is committed to ensuring the longevity and optimal performance of the proposed capital construction project through a comprehensive maintenance and capital renewal strategy. The district prioritizes preventative maintenance, which has allowed many original building systems to remain functional well beyond their expected lifespans. Scheduled maintenance and warranty inspections are integral to this approach, with maintenance, technology, and custodial personnel receiving specialized training on new components and systems throughout the project's implementation stages.

The proposed project will have a one year warranty from the vendor/installer on all labor and materials. Issues that may arise are most likely to do so in the one year warranty period and will be addressed by the vendor.

MCSD allocates funding for maintenance and repairs through two primary sources: the Maintenance Discretionary Budget, funded by the General Fund, and the Capital Reserve Fund, which has an annual allocation of \$750,000. This financial commitment ensures that the district can address both routine maintenance needs and larger capital renewal projects as they arise, maximizing the useful life of the newly implemented systems.

The district's investment in advanced security and communication technologies will be supported by a robust operational framework to maintain peak performance. Organizational restructuring over the past five years has ensured that MCSD has the security, technology, and maintenance personnel required to handle repairs and troubleshooting and preventative maintenance in house. Additionally, MCSD annually budgets an additional \$200,000 for Managed Services and optimizes system functionality over time, including regular audits, inspections, and proactive identification of vulnerabilities. Operators will be trained to fully utilize system capabilities, while additional measures, such as security operations center training, ancillary training, and penetration testing, will ensure the systems remain secure and effective. All work tickets are managed in a centralized management system through our security software that integrates MCSD personnel, Sentinel Consultants, and integrators to ensure that the people with the right skill set keep a mission critical system healthy and operational.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

## AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Montrose County RE-1J (2180) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (2180-SG00002) - - New - Application Number (23)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

53.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

55%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,762,341.00
D. Applicant Match to this Project	\$	969,287.55
E. Requested BEST Grant Amount	\$	793,053.45
F. Previous Grant Awards to this Project (if supplemental request)	\$	
G. Previous Matches to this Project (if supplemental request)	\$	
H. Total All Phases	\$	1,762,341.00

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

153

3 % \* **O. Escalation % identified in your project budget**

3 % \* **P. Construction Contingency % identified in your project budget**

3 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/02/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/31/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Sentinel facilitated a competitive bidding process for this project. We received four bids and have already selected a vendor from this procurement. The district's owner's representative, Dynamic Program Management, prepared the soft cost and contingency / escalation budget for the project. Because the design is completed and bid out, it allowed the percentages for escalation and contingency to be on the low end of the range as this project does not pose large risk in those areas.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Sentinel's team will support the execution of MCSD's project deployment with comprehensive Project Management as they have in Phase V. This includes a project kickoff, management of RFIs and responses, review of submittals and integrator's shop drawings, project field inspections, conducting weekly meetings on project status, and payment application review. They will additionally handle scheduling, fiscal tracking, change order management, and frequent reporting on overall project status and deliverables.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

MCSD's security consultant, Sentinel, was selected through a competitive process in 2019. This process included issuance of a RFQP, a short list of qualified firms, interviews and fee proposals. Their services have assisted MCSD in a comprehensive security and safety plan for the district broken out in several phases.

The process in Phase V and VI established a bidder list where all prospective bidders were vetted and certified through the MCSD public bidding process. Bid packages were distributed to qualified bidders and a pre-bid meeting was held, which provided all parties an opportunity to ask questions. Shortly after questions were answered, all proposals were submitted. Sentinel then reviewed, compared, leveled, and scored the submissions to establish the most qualified integrators. Those top companies were invited to participate in de-scope meetings where they had the opportunity to better understand the project scope and were then given the opportunity to provide "best and final pricing." Following this final submission, another round of analysis produced a final bid leveling report and AVExperts was chosen as the integrator.

### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In 2024, MCSD proposed a \$198 million bond measure to fund the construction of a new Montrose High School and address critical campus-wide improvements. However, the measure was defeated by a wide margin of 73% to 27%. This outcome has significant implications for the district's future planning, as the lack of bond funding has delayed necessary renovations and improvements across district facilities. The district has had to reassess its approach to securing funding for essential capital projects, focusing on smaller-scale, targeted improvements to meet immediate needs.

To date, MCSD has strategically utilized grant funding to address pressing infrastructure challenges. For example, ESSER funding was allocated for capital improvements to HVAC systems, enhancing air quality and energy efficiency in response to the COVID-19 pandemic. Additionally, the district has explored other grant opportunities, including federal security grants such as those from the Department of Homeland Security, to improve safety and security across campuses.

For this project, MCSD has already paid for full design and procurement services totalling \$130,250 to make this project 'shovel ready' for the summer of 2025.

MCSD remains committed to ensuring equitable access to quality education despite these financial challenges. The district serves a demographically diverse student population, with 57% identifying as White and 39% as Hispanic/Latino. Approximately 50% of students qualify for free or reduced lunch, reflecting economic diversity and underscoring the importance of continued investment in equitable educational resources and facilities. While large-scale funding remains a challenge, MCSD continues to pursue incremental improvements to provide a safe, modern, and effective learning environment for all students.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A



● **Campuses Impacted by this Grant Application** ●

**Rangely RE-4 - DW HVAC/Electrical/Roof/Fire Alarm/Security Upgrades - Parkview ES - 1984**

<b>District:</b>	Rangely RE-4
<b>School Name:</b>	Parkview ES
<b>Address:</b>	550 River Road
<b>City:</b>	Rangely
<b>Gross Area (SF):</b>	59,232
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$30,100,061
<b>Condition Budget:</b>	\$14,754,399
<b>Total FCI:</b>	0.49
<b>Adequacy Index:</b>	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,916,126	\$2,370,980	0.81
Equipment and Furnishings	\$2,249,079	\$2,099,087	0.93
Exterior Enclosure	\$3,182,621	\$561,207	0.18
Fire Protection	\$754,963	\$15,928	0.02
HVAC System	\$5,062,968	\$3,820,224	0.75
Interior Construction and Conveyance	\$5,934,342	\$2,406,628	0.41
Plumbing System	\$1,141,272	\$624,889	0.55
Site	\$3,239,258	\$2,849,664	0.88
Structure	\$5,619,433	\$45,792	0.01
<b>Overall - Total</b>	<b>\$30,100,061</b>	<b>\$14,794,399</b>	<b>0.49</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Parkview ES Main	59,232	0.44	1984	\$26,860,803	\$11,944,735
Parkview ES Site	520,413	0.88	1984	\$3,239,258	\$2,849,664
<b>Overall - Total</b>	<b>579,645</b>	<b>0.49</b>		<b>\$30,100,061</b>	<b>\$14,794,399</b>

● **Campuses Impacted by this Grant Application** ●

**Rangely RE-4 - DW HVAC/Electrical/Roof/Fire Alarm/Security Upgrades - Rangely Jr/Sr HS - 1986**

<b>District:</b>	Rangely RE-4
<b>School Name:</b>	Rangely Jr/Sr HS
<b>Address:</b>	234 South Jones Avenue
<b>City:</b>	Rangely
<b>Gross Area (SF):</b>	113,161
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$47,086,382
<b>Condition Budget:</b>	\$20,624,900
<b>Total FCI:</b>	0.44
<b>Adequacy Index:</b>	0.28



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,254,588	\$5,398,487	1.03
Equipment and Furnishings	\$1,550,060	\$300,434	0.19
Exterior Enclosure	\$5,773,465	\$423,175	0.07
Fire Protection	\$1,417,990	\$584	0.00
HVAC System	\$7,702,507	\$5,605,976	0.73
Interior Construction and Conveyance	\$7,254,120	\$4,023,154	0.55
Plumbing System	\$2,257,927	\$1,612,404	0.71
Site	\$4,432,739	\$3,227,267	0.73
Structure	\$11,442,985	\$33,418	0.00
<b>Overall - Total</b>	<b>\$47,086,382</b>	<b>\$20,624,899</b>	<b>0.44</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rangely Jr/Sr HS Wood/Welding	10,470	0.57	1952	\$2,869,051	\$1,642,606
Rangely Jr/Sr HS Main	102,691	0.40	1986	\$39,784,592	\$15,755,026
Rangely Jr/Sr HS Site	700,700	0.73	1986	\$4,432,739	\$3,227,267
<b>Overall - Total</b>	<b>813,861</b>	<b>0.44</b>		<b>\$47,086,382</b>	<b>\$20,624,899</b>

● **Campuses Impacted by this Grant Application** ●

**Rangely RE-4 - DW HVAC/Electrical/Roof/Fire Alarm/Security Upgrades - Rangely Early Education Center/Admin - 1960**

<b>District:</b>	Rangely RE-4
<b>School Name:</b>	Rangely Early Education Center/Admin
<b>Address:</b>	402 W Main St
<b>City:</b>	Rangely
<b>Gross Area (SF):</b>	28,784
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$11,298,866
<b>Condition Budget:</b>	\$8,555,711
<b>Total FCI:</b>	0.76
<b>Adequacy Index:</b>	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,369,613	\$1,544,544	1.13
Equipment and Furnishings	\$411,780	\$514,725	1.25
Exterior Enclosure	\$1,353,299	\$311,776	0.23
Fire Protection	\$360,685	\$1,606	0.00
HVAC System	\$2,253,599	\$2,810,301	1.25
Interior Construction and Conveyance	\$1,706,141	\$1,089,764	0.64
Plumbing System	\$520,039	\$384,595	0.74
Site	\$2,028,100	\$1,898,399	0.94
Structure	\$1,295,611	\$40,000	0.03
<b>Overall - Total</b>	<b>\$11,298,866</b>	<b>\$8,595,710</b>	<b>0.76</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rangely Early Education Center/Admin Main	28,784	0.72	1960	\$9,270,766	\$6,697,311
Rangely Early Education Center/Admin Site	561,630	0.94	1960	\$2,028,100	\$1,898,399
<b>Overall - Total</b>	<b>590,414</b>	<b>0.76</b>		<b>\$11,298,866</b>	<b>\$8,595,710</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Rangely RE-4

**County:** Rio Blanco

**Project Title:** DW HVAC/Electrical/Roof/Fire Alarm/Security Upgrades

<b>Current Grant Request:</b>	\$6,895,023.65	<b>CDE Minimum Match %:</b>	57%
<b>Current Applicant Match:</b>	\$9,139,915.07	<b>Actual Match % Provided:</b>	57%
<b>Current Project Request:</b>	\$16,034,938.72	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$16,034,938.72	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$78.41	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$7.48	<b>Affected Pupils:</b>	485
<b>Hard Costs Per Sq Ft:</b>	\$70.93	<b>Cost Per Pupil:</b>	\$33,062
<b>Previous BEST Grant(s):</b>	0	<b>Gross Sq Ft Per Pupil:</b>	422
<b>Previous BEST Total \$:</b>	\$0.00		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	485	<b>Bonded Debt Approved:</b>	\$27,900,000
<b>Assessed Valuation:</b>	\$282,111,270	<b>Year(s) Bond Approved:</b>	24
<small>Statewide Median: \$133,539,963</small>			
<b>PPAV:</b>	\$581,673	<b>Bonded Debt Failed:</b>	\$26,000,000
<small>Statewide PPAV: \$215,398</small>			
<b>Median Household Income:</b>	\$75,482	<b>Year(s) Bond Failed:</b>	21
<small>Statewide Avg: \$79,577</small>			
<b>Free Reduced Lunch %:</b>	46.4%	<b>Outstanding Bonded Debt:</b>	\$0
<small>Statewide District Avg: 50.51%</small>			
<b>Total Mills \$/Capita:</b>	\$1,059.73	<b>Total Bond Capacity:</b>	\$56,422,254
<small>Statewide Avg: \$1,368</small>		<small>Statewide Median: \$26,607,993</small>	
		<b>Bond Capacity Remaining:</b>	\$56,422,254
		<small>Statewide Median: \$15,364,212</small>	

I. Facility Profile

**Rangely RE-4 (2720) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC-Electrical-Roof-Fire Alarm-Security Upgrades (2720-SG00001) - - New - Application Number (15)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

**\* Facility Name & Code**

Parkview Elementary School - 2720-7268 ▼

**\* Facility Name & Code**

Rangely Junior/Senior High School - 2720-7276 ▼

Other, not listed

Early Education Center

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

## Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

### C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

## Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Early Education Center, originally constructed in 1960 as a junior high school, underwent a significant transformation in 2000 when it was remodeled to serve early childhood education. The facility now accommodates preschool through first-grade classrooms, includes modern playground structures, and houses critical administrative offices for the district's finance department, superintendent, and BOCES executive director. By repurposing the existing structure, the district demonstrated fiscal responsibility and created an updated, functional space for education and administration.

Parkview Elementary School, initially built in 1984 as a junior high school, experienced a strategic reconfiguration around 2010. When the old elementary school became structurally unsound, the district made the pragmatic decision to relocate grades 1-5 into the former junior high facility. Simultaneously, junior high grades were moved to the high school building, creating a comprehensive 6-12 secondary campus. This reorganization allowed the district to maximize existing facilities while ensuring students were placed in safe, appropriate learning environments.

The Rangely Junior/Senior High School, constructed in 1986 with a modern steel frame, brick façade, and single-ply membrane roofs, underwent a significant consolidation around 2000. The district strategically combined junior and senior high schools, creating a unified 6-12 educational space that maximizes resources and provides a comprehensive secondary education experience. This approach addressed population shifts and created a centralized hub for

student learning and development.

The AG Shop Building, originally a bus garage constructed in 1952, has been ingeniously transformed into a multifunctional educational space. With its steel frame and brick exterior, the building now supports hands-on learning through a weight room, woodshop, and agricultural education facilities. Located conveniently near the high school, the building provides critical resources for students in grades 6-12, offering practical learning opportunities in agriculture, welding, woodworking, and physical education.

These facility adaptations collectively demonstrate the district's commitment to educational innovation, fiscal responsibility, and creating dynamic learning environments that meet the evolving needs of Rangely's students.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The Rangely School District takes great pride in maintaining its facilities, which is a testament to the hard work and dedication of our maintenance and custodial staff. Despite being a small, remote district with limited access to contractors-who often prioritize larger, more profitable projects-our team consistently extends the lives of our capital assets. Visitors to our facilities are often surprised to learn that many of our buildings are approaching 40 years old, thanks to our diligent efforts.

Our head of maintenance, a licensed contractor, and our transportation director, along with a knowledgeable and supportive board, enable us to undertake significant projects in-house. Below is a summary of recent capital improvements made to our facilities within the last three years:

**Early Education Center:**

- Installed a batting cage that elevates the net away from walls and floors to ensure safety for students, including younger children.
- Replaced many outdated lighting with modern, energy-efficient options throughout the building.
- Installing a district-wide intercom system with panic buttons, funded by a grant.
- Remodeled bathrooms to improve accessibility and functionality.
- Added steps and a railing to make it easier for fans to access the stands.
- Added new playground equipment, installed by our staff.
- Removed some aging landscaping trees for safety and aesthetic reasons.
- Replaced the roof to address leaks and improve the longevity of the building.
- Upgraded wireless access points and switches through grant funding.

**Parkview Elementary:**

- Created a private, wheelchair-accessible bathroom to accommodate students requiring special facilities.
- Replaced two boilers in the last four years to address ongoing HVAC issues.
- Installing a district-wide intercom system with panic buttons, funded by a grant.
- Upgraded wireless access points and switches through grant funding.

**Rangely Junior/Senior High School:**

- Refurbished the wooden gym floor to extend its life and address wear and tear.

Combined two smaller bathrooms into one larger facility to better serve special needs students.  
Installed a new speaker system through donations, completed by district staff.  
Secured a \$150,000 grant to go towards replacing failing sewer lines.  
Installing a district-wide intercom system with panic buttons, funded by a grant.  
Upgraded wireless access points and switches through grant funding.

AG Shop Building:

Replaced the roof in 2024 to address significant leaks.  
Upgraded flooring and electrical systems to create a food service section, funded through Perkins grants and the district's fund balance.  
Upgraded wireless access points and switches through grant funding.  
These projects demonstrate our commitment to maintaining safe, functional, and modern facilities for our students and staff. Our ability to handle many improvements in-house highlights the resourcefulness of our team and the strong support of our community.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historical Capital Outlay Budgeting:

The Rangely School District has consistently demonstrated a strong commitment to maintaining and improving its facilities through responsible budgeting and resource allocation. Our approach to capital outlay prioritizes both the upkeep of existing assets and strategic investments to extend the life of our buildings. Below is a detailed breakdown of how funds are allocated to address the capital needs of each facility, with "Central" representing districtwide expenses.

Facility-Specific Budgets:

Early Education Center (EEC):

Custodial Staff Salary and Benefits: \$31,201.20  
Professional Services: \$3,500.00  
Repairs and Maintenance: \$9,000.00  
Capital Improvements: \$150,000.00  
Total for EEC: \$193,701.20

Parkview Elementary:



Custodial Staff Salary and Benefits: \$125,988.65  
Professional Services: \$7,500.00  
Repairs and Maintenance: \$12,500.00  
Capital Improvements: \$150,000.00  
Total for Parkview Elementary: \$295,988.65

Rangely Junior/Senior High School (RJSHS):  
Custodial Staff Salary and Benefits: \$180,303.47  
Professional Services: \$20,000.00  
Repairs and Maintenance: \$35,000.00  
Capital Improvements: \$350,000.00  
Total for RJSHS: \$585,303.47

Districtwide (Central):  
Maintenance Staff Salary and Benefits: \$314,357.00  
Professional Services: \$10,000.00  
Repairs and Maintenance: \$20,000.00  
Total for Central (Districtwide): \$344,357.00

Summary of 2025 Budget Allocations by Category:  
Custodial Staff Salary and Benefits (All Buildings): \$337,493.32  
Maintenance Staff Salary and Benefits (Districtwide): \$314,357.00  
Professional Services: \$41,000.00  
Repairs and Maintenance: \$76,500.00  
Capital Improvements: \$650,000.00  
Grand Total: \$1,419,350.32

#### Demonstrating Commitment to Facility Maintenance:

The Rangely School District's historical capital outlay budgeting demonstrates our commitment to maintaining and improving our facilities. Despite the challenges of maintaining aging infrastructure, we ensure that our buildings are functional and visually appealing. Visitors are often impressed with the condition of our facilities, even as they approach or exceed 40 years of service.

Each facility-specific allocation reflects the unique needs of the building while districtwide funds support overarching maintenance and improvements. Additionally, with limited access to external contractors in our remote area, we rely heavily on our highly skilled in-house staff, including a licensed contractor, to perform much of the work ourselves.

As we work to implement our successful bond passage and securing a BEST Grant, these funds allow us to address immediate needs while planning for long-

term improvements. Our commitment to capital outlay ensures that our facilities continue to support the safety, learning, and well-being of our students and staff.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Rangely RE-4 (2720) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC-Electrical-Roof-Fire Alarm-Security Upgrades (2720-SG00001) - - New - Application Number (15)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

No detail were provided.

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Executive Summary: Transforming Rangely School District for Student Success

Rangely School District faces critical infrastructure issues impacting student health, safety, and learning. Decades of deferred maintenance have led to failing HVAC systems with poor air quality and temperature control, leaking roofs causing water damage, and outdated security systems compromising student safety. This grant request seeks urgent funding for comprehensive upgrades to create modern, healthy, and secure learning environments.

Key Solutions:

HVAC & BAS Upgrades: Replacing outdated systems with efficient VAV systems, chilled water cooling, and a modern building management system for optimized control and improved air quality. Fixing failed boilers and undersized equipment.

Roof Replacement: Installing durable EPDM roofing to eliminate leaks and damage, adding snow and ice guards.

Enhanced Security: Upgrading fire alarms with voice evacuation, implementing a centralized key fob access system, adding privacy/tamper-resistant film to classroom windows, and replacing failing burglar alarms.

The Impact: This project will improve student health and performance by providing comfortable learning environments, ensure student safety with modern security systems, extend facility lifespans, and reduce operational costs. This grant is a vital investment in Rangely students, creating a foundation for their academic and personal success.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The specific deficiencies outlined below represent the top priorities for the district. The deferred maintenance affecting each deficiency has reached a point of critical intervention.

#### A. Health Deficiencies (Indoor Air Quality, Thermal Comfort, Mechanical & Ventilation System)

There are two main HVAC system types at both Parkview ES and Rangely JR/SR HS. Each site has a large, built-up variable air volume (VAV) system that serves most of the spaces and packaged VAV units that serve the gymnasiums and auditorium. Both system types at both schools currently rely on severely deficient direct evaporative cooling coils as their only source of cooling for the buildings. Given the climate zone, the direct evaporative coolers are only able to bring supply air temperatures down to a dry-bulb temperature of 78°F during cooling design conditions, which leaves classrooms uncomfortably warm in the summer months. In addition to being uncomfortably warm in the summer months, many of the classrooms are also uncomfortably humid, which exacerbates the comfort issues. The high humidity is caused by the use of direct evaporative cooling coils which introduce moisture into the supply air stream. Furthermore, a number of hot water reheat coils in the VAV boxes are undersized or malfunctioning and are unable to meet heat set points for several spaces in the winter months.

The Early Education Center is currently served by (4) VAV rooftop units that are approximately 25 years old, have exceeded their expected useful life, and have constant maintenance issues. These units utilize DX cooling coils and HHW coils to provide conditioned air to the building and use a network of VAV boxes with HHW reheat coils for additional heating control.

The HVAC deficiencies at all sites cause several spaces to become noticeably uncomfortable when temperatures head towards their extremes in both winter and summer. Students and teachers simply cannot perform at their best in the learning environment when they are uncomfortable, relative to the standards of a modern educational environment. Poor indoor air quality and temperature control have detrimental effects on student concentration and performance.

Failing Boilers And Undersized Equipment

One of the two boilers that provides hot water for heating at Parkview ES failed in early December 2020 and the second boiler failed in 2024. Each of the failed boilers was replaced as quickly as possible but each time the facility was temporarily left without sufficient heating or any additional backup solutions during the beginning winter months. Major cold waves typically begin to sweep Rangely in January, averaging 0°F. Had the boiler not been replaced before these cold temperatures hit, the remaining boiler would not have been able to heat the school to adequate conditions, feasibly dropping temperatures below safe standards. This scenario has actually occurred in the past when the heating system in Rangely Jr/Sr HS failed one morning. The internal temperature eventually dropped to below 50 degrees, at which point leadership made the decision to end school for the day and the following day.

At Parkview ES, water in the hot water loop was not properly treated when the boilers were installed and has not been treated since, which has caused premature deterioration of the heating tubes in the boiler and regular failures. One of the hot water loops pumps must be replaced frequently due to an undersized pump and pump motor that were installed as part of the 2009 renovation. These are safety and reliability issues that must be addressed.

#### Inadequate Ventilation

The HVAC systems serving a majority of the classrooms in Rangely School District are failing to provide adequate volumes of ventilation air depriving students of proper indoor air quality. A number of factors are causing low ventilation air rates, including nonfunctional outside air damper actuators at Parkview ES, undersized equipment at all sites, and failing actuators on VAV boxes. Poor air quality is a major concern in these buildings, and it is imperative to bring the school up to modern comfort and indoor air quality standards. Poor indoor air quality can lead to poor learning environments and impacts on health.

#### High CO2 Levels

A majority of the spaces in each facility regularly exceed the 600 PPM threshold for good indoor air quality. Furthermore, a few of the rooms at Rangely JR/SR HS and the Early Education Center have CO2 levels that peak above the OSHA Standard of 1,000 PPM. This demonstrates that the building's mechanical equipment is not providing enough ventilation air at all times. It should be noted most classrooms at these facilities operate below typical classroom occupancy levels and it is reasonable to assume the indoor air quality would be further diminished at higher occupancy levels.

\*\*Please refer to CO2 analysis section of the following question for further details

#### Leaking Water Throughout Mechanical Spaces

The direct evaporative coolers on all built-up VAV systems and on a few of the packaged units are currently leaking water in mechanical spaces and onto the roofs. The constant water leaks are causing damage within the mechanical spaces, on the roofs, and to the mechanical equipment.

#### Failing Building Automation Systems

The Carrier iVu building automation system (BAS) has become prone to crashing and is overall difficult for the district to operate and maintain. This control

system is proprietary to Carrier, which limits the district's ability to maintain or troubleshoot issues the system on their own. The iVu system controls the HVAC equipment at Parkview ES and Rangely Jr/Sr HS; however, not all HVAC equipment was tied into the controls system, leaving some equipment with local control only. This makes it difficult to consistently monitor and operate the full HVAC systems across both sites. The compounding issues of the controls failures and the lack of access to the control system front end has forced the district to manually operate many HVAC units. The manual operation of the units leads to further indoor air quality issues and comfort issues.

The Early Education Center HVAC systems are controlled by a separate Trane Tracer Summit BMS that is over twenty years old and has surpassed its useful life. This dated system also does not allow for implementation of modern energy efficient controls strategies and does not provide remote accessibility from the facilities office. The temperature fluctuations from room to room can be extremely drastic. It is not uncommon to have one classroom full of students in sweatshirts, adjacent to a classroom where students are overheating because of these failed systems.

#### Failed Make-Up Air Units

The Ag Shop has packaged make-up air unit with DX cooling and gas heating that was installed in 1991 and served the welding shop. This unit failed several years ago and has not been replaced. A still functioning make-up air unit ventilates the wood shop. The welding storage room, wood shop, and classroom are served by two-pipe fan coil units (FCUs). Each FCUs has a supply fan and hot water heating coil. These units do not provide ventilation air. Two exhaust fan systems also serve the welding shop and welding booth fume hood. These systems are currently functioning but are undersized to meet the needs of the welding program.

The observed operational deficiencies make it likely that the building is not being supplied with sufficient ventilation air, which has a detrimental effect on indoor air quality. All equipment, except the boiler, has exceeded their expected service lives.

#### Poor Design From A Previous HVAC Renovation

Parkview ES and Rangely JR/SR HS received HVAC renovations in 2009 that implemented the same types of equipment at each building. However, those renovations left both schools with HVAC systems that do not have proper mechanical cooling, are not providing adequate volumes of ventilation air at all times, and are operated by insufficient building automation systems. The 2009 HVAC renovation's design was poorly conceived and has never performed well, resulting in further deferred maintenance over the past decade.

#### B. Building Envelope, Infrastructure & Site Deficiencies

The roofs at Parkview ES and Rangely JR/SR HS are among the highest priorities of all deficiencies.

#### Water Infiltration From Outdated Materials

Parkview ES has two types of roofing systems. A sloped standing seam metal roof is located above perimeter spaces, and an outdated single-ply membrane material, that is no longer available or installed in the US, covers the flat roof areas of the building. Rangely JR/SR HS carries the same outdated membrane across all of the building's roofs.

The inability to properly repair or maintain the membrane roofs has led to water infiltration into interior spaces, poor drainage, and compaction of the

underlying insulation. Compaction leads to worse drainage and more standing water on the roof, which then exacerbates the water infiltration issues. Water infiltration is causing interior damage, as evident in damaged ceiling tiles and damaged hard ceilings.

In a previous BEST grant cycle, the District also included the roofs at the Ag Shop and Early Education Center. When the grant was unsuccessful, the district took it upon themselves to find funding for roofing projects at these two sites. These two roofs have since received TPO layovers that addressed the leaking issues. These roofs were the smallest of the four roofs needing upgrades, and the district now needs assistance to address the remaining leaking roofs.

#### Lack Of Snow And Ice Control

The standing seam metal roofs appear to be in good condition, however, they lack any form of snow and ice control. Once the snow and ice builds up, it begins to slide and damage exterior roof top infrastructure, specifically pulling mounted electrical conduit. Maintenance staff must regularly repair damages caused by the snow and ice slides each winter.

### C. Building Safety And Security Deficiencies

#### Aging Fire Alarm Systems

Fire alarm systems at all buildings are past their expected useful life and need to be replaced. The fire alarm systems are still mostly functional, but a near-term failure is a real possibility. Additionally, the existing fire alarm systems do not meet modern code which requires voice evacuation. The current fire alarm panels are not capable of providing voice evacuation and must be replaced to meet current code requirements.

#### Security Measures At All Buildings

The district has been proactively making improvements to the school's security elements, but we now need assistance from BEST to complete our necessary security upgrades. The district recently completed an intruder alert and panic button/lockdown security project at all of its schools' facilities. This was funded partially by another grant and partially out of pocket. With the panic button system now in place, the district needs to focus on improving access control to all of the school buildings.

The existing key fob access system does not allow for centralized deprogramming of specific key fobs that the district no longer wants to allow to access the sites. There have also been ongoing issues with the reliability of the system with entry doors malfunctioning.

Classroom windows on the first floors of each site do not offer any kind of privacy screening or tamper resistant protection.

Finally, the burglar alarm systems at each site are beyond their expected service life and have begun to fail.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Comprehensive investigations into the deficiencies at of our facilities were completed, focusing on three key areas:

1. Health and HVAC Systems: The district thoroughly examined the HVAC systems at Parkview ES, Rangely Jr/Sr HS, and the Early Education Center. This included assessing air quality, thermal comfort, and the functionality of mechanical and ventilation systems.



2. Building Envelope: Investigations were carried out on the roofing systems at various school buildings, with particular attention to water infiltration issues and snow/ice control.

3. Safety and Security: The district evaluated fire alarm systems, access control mechanisms, and overall security measures across all school facilities.

These investigations involved detailed assessments of equipment conditions, performance measurements, and evaluations of past renovation efforts. The findings revealed critical issues in each area, highlighting the need for significant upgrades and replacements to ensure a safe, comfortable, and conducive learning environment for students and staff.

### Strategic Planning And Facility Master Plan Development

From the end of 2023 through August 2024, the district underwent an update of our comprehensive strategic plan and our facility master plan effort that included a reprioritization of projects based on current conditions and a rebudgeting effort with a design-build firm. This effort was initiated by the district to prepare to pursue a bond vote in the November 2024 election. The updates, reprioritization and budget revisions were a team effort with district staff, the board of education, and a team of professionally licensed engineers and experienced general contractors.

The assessment looked at all district facilities, reprioritizing facility needs for both the short- and long-term. It spanned multiple site visits to collect sufficient data to provide high level quantities and scope narratives for all potential projects at Rangely. This included but was not limited to a detailed investigation of major MEP systems, building envelope, school security, site conditions, and code compliance.

Core issues and applicable solutions and recommendations throughout the facilities were then revised and updated to help inform a long-term vision for improvements.

Using this information, the district worked collaboratively with staff down to the teacher level to develop a long-term strategic plan to add context to their informed decision-making process.

As part of the development of the Master Plan and BEST Grant application, an assessment was performed that measured the concentrations of carbon dioxide (CO<sub>2</sub>) in a sample of classrooms at each school. The sensors were placed to monitor and collect CO<sub>2</sub> concentration data. The sensors recorded CO<sub>2</sub> levels every 5 minutes from 8/20/24 to 9/3/2024. Peak recorded measurements of the four sensors are as follows:

Rangely Jr/Sr HS: Class E222=1,145 PPM; Class E305=1,172 PPM; Class E121=1,104 PPM

Parkview ES: Class 106=805 PPM; Class 222=893 PPM; Class 205=1,214 PPM; Class 189=1,354 PPM

Early Education Center: Class 230=1,136 PPM; Class 219=1,025 PPM; Class 210=895 PPM

CO<sub>2</sub> concentration levels that match outdoor conditions are typically around 450 PPM, and concentrations of CO<sub>2</sub> around 600 PPM are considered good indoor air quality. Levels above 1,000 PPM should be avoided. Above this level, building occupants can begin to experience decreased levels of performance, concentration, and productivity, as well as temporary physical symptoms such as headaches, drowsiness, and eye or throat irritation which should be resolved quickly after being removed from the exposure.

A building envelope specialist spent two days on the roofs completing the initial evaluations. They worked with a roofer to collect and analyze several roof

core samples across both roofs. The core samples were used to determine that most of the existing insulation is in good condition and reusable except in select with bad leaks.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

### **A. Health Solutions (Indoor Air Quality, Thermal Comfort, Mechanical & Ventilation System)**

#### **1. HVAC & Building Automation System Upgrades**

After careful review, the district is confident that improving the existing built-up VAV systems and upgrading the existing packaged units will provide the best long-term solutions for Parkview ES, Rangely Jr/Sr HS, the Early Education Center, and the Ag Shop.

When implemented properly, VAV systems are very efficient and provide adequate ventilation to all spaces served by the systems.

#### **Boiler Plant Improvements**

The issues with the premature boiler failure will be addressed by flushing the heating hot water (HHW) loop, testing and treating the water, and installing adequate water strainers. The HHW loop pumps and motors will be replaced with properly sized units to avoid burning out motors.

#### **Rebuild the Built-Up VAV Systems, Add Chilled Water Cooling, and Properly Sized Heat Coils**

The major components of the built-up VAV systems at Parkview and Rangely Jr/Sr HS will be torn out and replaced to return these units to fully operational states. The supply and return fans and motors will be replaced. All damper and damper actuators will be replaced since they have failed completely, the direct evaporative coils will be replaced with chilled water coils, and the heating coils will be replaced with properly sized coils. New chiller plants will be added at both schools that include air-cooled chillers, piping, and pumps. Downstream of the built-up units, all existing undersized VAV boxes and reheat coils will be replaced with properly sized equipment after careful load analysis. Testing and balancing will be performed to ensure the required air flow rates of each space are met or exceeded.

The existing boiler plant at the Early Education Center will receive an emergency shutoff switch to make the plant safer to operate.

#### **Packed Unit Replacement**

The existing rooftop units at the Early Education Center were installed in 2000 and have surpassed their service lives and become difficult to maintain. As part of this solution, the existing rooftop packaged units would be replaced with high efficiency VAV packed units with hot water heating and DX cooling.

The RTUs at Parkview and Rangely Jr/Sr HS have a combination of direct and indirect evaporative cooling, are unable to properly cool the spaces they serve, and increase the humidity of the space to an uncomfortable level. Additionally, they are unable to meet the heating needs of many of the spaces they serve. All of the RTUs will be replaced with high efficiency units containing chiller water coils and properly sized heating coils. To reduce energy expenditure, they will also have variable speed fans and outside air economizers.

## Ag Shop-Specific Upgrades

A comprehensive HVAC replacement solution is proposed for the Ag Shop. This building has unique HVAC needs due to the wood shop, welding shop, and classroom space located within the building. A new DX cooling and gas heating packaged unit will be installed to serve the classroom space.

The shop spaces will receive a dedicated make-up air unit and exhaust fan system to provide proper ventilation rates. Infrared, gas-fired heating units will be installed within the shop spaces to provide supplemental heating.

The welding shop will have a welding fume hood and capture system with 12 welding booths added to the space. This will help improve the welding program by increasing the number of students that can simultaneously engage in welding while providing proper ventilation.

## Improved Building Management Systems

For all four sites will receive new building management system that will allow maintenance staff to monitor and schedule equipment remotely. A modern BMS will allow for more precise control of the systems and enable the district to implement advanced efficiency control measures such as optimal start based on outdoor air conditions, demand-based ventilation controls, optimized scheduling, and duct static pressure resets. The new system will also allow for remote access by the selected controls contractor so that they may provide remote troubleshooting and assistance in the future. This will help reduce costly and unnecessary site visits for issues that can be addressed remotely.

## Full Systems Commissioning

Lastly, the new HVAC and control systems will undergo a rigorous four-season commissioning process, which ensures the HVAC systems operate as designed in all four seasons and will provide thorough quality control. In general, projects which are commissioned use 16% less energy, resulting in more comfortable buildings, and have far fewer issues after construction.

These design solutions represent systems that will provide the best comfort control and indoor air quality, while being energy efficient and financially responsible.

## Electrical Distribution System Upgrades

To accommodate the electrical requirements of adding cooling to the buildings, associated electrical infrastructure upgrades are needed in conjunction with the implementation of the new HVAC system. This primarily involves adding new service lines for the chillers, which avoids the unnecessary upsizing of existing electrical panels that are still in good operating condition.

## 2. Ventilation & Indoor Air Quality Strategies Increased Filtration

All proposed packaged unit replacements and built-up VAV upgrades will be designed and implemented to meet or exceed code required ventilation rates.

The exact quantity of fresh air will depend on occupancy and space type. These fresh air quantities will be determined during the detailed design phase. All dampers and damper actuators will be repaired or replaced to ensure adequate ventilation can be provided at all times.

## B. Building Envelope, Infrastructure & Site Solutions

### 1. Replace Roofs And Gutter Systems

#### EPDM Roofing Systems

The installation of a new EPDM roofing system with a lifespan of 25+ years is recommended for the flat roofs at Parkview Elementary and Rangely JR/SR HS.

The roofing solutions need to balance the district's roofing budget with solutions that are long lasting and will address the existing water penetration issues fully. The best solution to meet these requirements is removal of the existing roof membranes and replacing them with new EPDM membranes. The existing insulation will be reused, and spot repairs or replacements of insulation will be performed to make sure proper slopes are maintained for drainage and no wet insulation is remaining.

The roofing scopes will also include flashing, penetration boots, pitch pans, gutters, and drain work.

A EPDM roofing system will allow for consistency throughout the various roofing planes and yield the equivalent of a single monolithic system once installed. The new EPDM roofing systems will be backed by 25+ year warranties. Walkway pads will be installed in high-traffic areas, such as near HVAC access panels and roof entrances/exits.

#### Snow And Ice Guards

Additionally, this project will add snow and ice guards to the standing seam metal roofs at Parkview ES and a small portion of The Early Education Center to mitigate the frequent damage caused by sliding snow and ice.

## C. Building Safety And Security Solutions

### 1. Replace Fire Alarm Systems

The main fire alarm system panels will be replaced at each school to allow for the addition of code required voice evacuation and CO monitoring. The existing panels cannot provide these features and have exceeded their expected useful lives.

### 2. Improve School Security District-Wide

An IP based key fob access system should be implemented for controlled entry at each school. All of the major entry points and each classroom door shall

receive upgraded access controls. The system will utilize electronic door strikes in lieu of electronic hardware. Electronic strikes require simple modifications to existing door frames and low voltage wiring making for cost effective implementation. Electronic hardware would require 120v electrical service to each door and the electronic hardware is far more prone to malfunction due to the large solenoids required to operate them.

The new system will allow for remote and centralized control and monitoring of each key fob so the district administrator may disable any key fob card as needed to prevent unwanted entry. The administrator will also be able to remotely monitor the status of each door. Each classroom window on the first floor of each site should be upgraded with privacy and tamper resistant film to improve security and eliminate unwanted visual access to classrooms.

Finally, burglar alarm systems at each site will be replaced to provide better after-hours site security.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The master planning effort and prioritization of projects began in 2020 with the creation of a comprehensive master plan by the district in collaboration with a team of engineers, architects, and construction managers. This plan thoroughly assessed each district facility and established a long-term roadmap for school improvements.

In February 2021, we applied for a BEST grant to address our highest priority needs and were selected. However, the matching funds were contingent on a voter-approved bond initiative, which failed to pass that year, resulting in no BEST grant funding.

After updating our master plan and reprioritizing projects, we pursued another BEST grant in February 2022 but were unsuccessful. Subsequently, the district began exploring the possibility of another voter-approved bond initiative. In early 2024, we initiated a comprehensive review of all projects in the master plan, reprioritizing scopes with input from district staff and Board of Education members. Our team of engineers and construction personnel then updated budgets for all bond-related projects. This process revealed that our priority projects exceeded the bond's potential coverage, prompting the decision to pursue a BEST grant for the current cycle.

As part of the planning process for this grant application, our engineers completed conceptual designs for HVAC upgrades, roofing projects, and security and life safety improvements for each facility. These designs were used to update project budgets, solicit contractor validations, and establish a foundation for successful implementation.

The solutions outlined in this application meet or exceed CCAB Public School Facility Construction Guidelines. They also comply with codes currently adopted by the Fire and Life Safety Section of Colorado's Division of Fire Prevention and Control, which will serve as the Authority Having Jurisdiction for plan review and permitting of the construction projects.

To further strengthen our application, we have:

1. Conducted energy audits to ensure proposed HVAC solutions maximize efficiency.
2. Consulted with experts to align security improvements with best practices.

3. Engaged community stakeholders to gather input on proposed solutions.
4. Performed cost-benefit analyses to ensure the most effective use of resources.
5. Aligned our plans with the district's long-term educational goals and technology integration strategies.

These additional steps demonstrate our commitment to thorough planning and efficient use of state and local resources.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

As the facilities stand today, the following areas have already reached a point of failure:

### 1. Portions of the Mechanical HVAC Systems

A significant portion of the HVAC systems have not only failed but continue to cause substantial unnecessary spending. Continuing a one-for-one replacement strategy, such as the recent boiler replacement at Parkview ES, is unsustainable and no longer fiscally prudent. Most importantly, it does not fulfill our responsibility as custodians of taxpayer money.

### 2. Roofs

Both the Parkview and Jr/Sr High roofs have reached critical failure. The current membrane material used in their construction is no longer available on the market. Until resolved, water leaks will continue to cause compounding damage to our buildings' infrastructure, exacerbating our deferred maintenance backlog.

The district had to complete roofing projects for the Ag Shop and Early Education Center over the last year due to their urgent need. The Parkview and Jr/Sr High roofs are in equally dire need of replacement but are much larger projects requiring BEST support.

### 3. Fire Alarm Systems in All Buildings

All fire alarm panels have exceeded their expected useful life and are experiencing intermittent issues. A complete panel failure in the near future would necessitate costly emergency repairs to maintain school safety and avoid implementing a 24/7 fire watch. Furthermore, the panels no longer meet current code requirements for voice evacuation or CO monitoring. Replacing the panels and upgrading the fire alarm systems during a planned summer construction schedule would prevent unnecessary disruptions that could result from system failure during the school year.

### Fall 2024 Bond Campaign

The district successfully passed a voter-approved \$27.95M bond to fund numerous urgent infrastructure improvement projects, including those outlined in this grant application. However, we have identified an additional \$9.3M in projects that must be completed within 2-5 years to ensure our schools continue to provide safe, comfortable, and dry facilities with optimal learning environments. Moreover, another \$11.6M in long-term projects has been identified. Even with the bond's passage, the district still faces over \$20M in unfunded needs.

BEST grant assistance would enable the district to address all short-term priority needs and many of the 2-5 year priority needs. We aim to maximize the

taxpayer-provided funding through the bond and leverage those hard-earned funds with a BEST grant.

#### Interdependence

These systems are highly interdependent, making it challenging to prioritize one need over another. All of these improvements directly impact the health, safety, and learning of our students and must be addressed immediately.

If this project is not awarded:

1. Student health and comfort will continue to be compromised by poor air quality and temperature control.
2. Water damage from failing roofs will escalate, potentially leading to mold issues and structural damage.
3. Fire safety will remain below current code requirements, putting students and staff at risk.
4. Energy inefficiencies will persist, resulting in higher operational costs and environmental impact.
5. The district will be forced to address issues reactively, likely at higher costs and with greater disruption to education.

The urgency of these needs cannot be overstated. Without BEST grant support, the district will struggle to provide a safe, healthy, and effective learning environment for its students and staff.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

#### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Rangely School District is committed to ensuring the proposed capital construction project is effectively maintained to maximize its lifespan and functionality. This commitment is backed by a comprehensive maintenance strategy, an annual capital renewal budget, and a partnership with Performance Services, our design-build team.

Maintenance and Operational Strategy

Upon project completion, the district will implement a detailed maintenance and operational plan developed with guidance from Performance Services. This plan will ensure that all new systems and components are managed according to manufacturer specifications and industry best practices. Key aspects include:

- Routine Maintenance: Scheduled inspections and upkeep for HVAC systems, plumbing, roofing, and security components such as access controls, fire alarms, and burglar alarms.
- Preventative Care: Proactive measures, such as replacing air filters, resealing surfaces, and regular cleaning to prevent wear and tear.
- System Calibration: Performance Services will assist with initial calibration of HVAC and other critical systems, ensuring they operate efficiently and effectively.

To support these efforts, the district has allocated \$76,500 for repairs and maintenance in the annual budget. This allocation will ensure that routine maintenance and preventative care are adequately funded, helping to extend the life of the new facilities and systems.

#### Capital Renewal Budget

The district will establish a dedicated capital renewal budget to ensure funding is available for future repairs, upgrades, and replacements. This fund will be replenished annually, based on projected lifecycle costs for major building systems and components.

The district has earmarked \$650,000 for capital improvements, demonstrating a significant commitment to long-term facility maintenance and upgrades.

#### Professional Services and Warranties

The district has budgeted \$41,000 for professional services, which will be utilized to secure expert guidance and support for maintaining the new facilities. This includes:

- HVAC Systems: 10-15 years warranty
- Roofing: 20-30 years warranty
- Security Systems: 3-5 years warranty

Performance Services will provide training, onsite support, and calibration during the first year of operation. This ensures district staff are equipped to maintain the systems efficiently and that any initial adjustments are handled by professionals.

#### Long-Term Sustainability

The district's history of maintaining its facilities highlights its commitment to sustainability and resourcefulness. By adopting energy-efficient systems such as LED lighting and optimized HVAC controls, we anticipate operational cost savings that will be reinvested into maintenance and renewal efforts.

- Community Support: The successful passage of a mill levy increase for capital improvements demonstrates the community's backing for long-term investments in district facilities.



- Strategic Partnerships: The district will continue fostering relationships with contractors and service providers, such as its current HVAC contractor, to troubleshoot and maintain systems effectively.

#### Next Steps

As the project progresses, the district will collaborate with Performance Services to:

- Finalize detailed maintenance and capital renewal plans.
- Establish warranty agreements and documentation for all systems.
- Provide ongoing staff training to ensure the systems are properly maintained and monitored.

By combining careful planning, strong community support, and expert guidance from Performance Services, along with a robust budget allocation for maintenance, capital improvements, and professional services, the Rangely School District is fully prepared to sustain this project and ensure its long-term success.

#### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes  
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

#### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

#### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Rangely RE-4 (2720) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC-Electrical-Roof-Fire Alarm-Security Upgrades (2720-SG00001) - - New - Application Number (15)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

57.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

57%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	16,034,938.72
D. Applicant Match to this Project	\$	9,139,915.07
E. Requested BEST Grant Amount	\$	6,895,023.65
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	16,034,938.72

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

422


6 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

3 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/30/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

10/20/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Overview

The DPB calculations were developed with assistance from a diverse team of professionals, including senior estimators, HVAC specialists, pre-construction experts, construction managers, and K-12 design professionals. This team brings extensive experience in K-12 projects, deep understanding of community needs, and knowledge of Colorado's construction environment.

Development Team

The team includes architects, engineers (structural, mechanical, electrical), certified estimators, project managers, and a Performance Assurance team from Performance Services, Inc. These professionals have dedicated careers to K-12 projects.

Methodology

Initial estimates used the R.S. Means database for new construction and renovation costs, updated quarterly. The team refined these estimates using internal project databases, recent project costs, hard-bids, contractor quotes, and factoring in regional conditions and site-specific details.

Estimates are based on conceptual designs, field measurements, site visits, and scaled floor plans, supported by in-depth scope development and district feedback. They include all hard and soft costs from project development through post-construction services.

#### Scope Validations

Major scopes were estimated or reviewed by specialized trade contractors, including HVAC, roofing, security upgrades, fire alarm systems, and window film costs. Performance Services' pricing serves as a contractor validation for each BEST grant project.

#### Escalations & Contingencies

Appropriate construction, estimating contingencies, and owners' contingencies are included due to the conceptual level of project development and volatile industry trends.

#### **\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Rangely School District has completed an open procurement process, via an RFQ/P, to select a Design-Build partner to be responsible for building system evaluation services, supporting the district through the BEST Grant process, as well as design, project management, and construction services related to the BEST Grant application scopes of work and out bond projects.

The Design-Build team will include, at minimum, professional engineers, professional architects, building envelope specialists, performance assurance specialists, and construction managers to lead the project. Upon award of the BEST Grant, we anticipate utilizing an BDIA Progressive Design Build Agreement which will provide the district a team of experts who are directly accountable for the design, implementation, management and ultimately the successful outcome of this project.

It is important to the district that the integrated project team will work synergistically throughout the entirety of the project timeline, report directly to our committee on a weekly basis, keep our project on time and on budget, certify the execution and operational performance of the improvements, and deliver to the highest-quality implementation of our capital improvement project.

It is anticipated that the projects included in this application will be implemented in the spring and summer of 2026 to minimize interruptions to occupied schools. A high-level Project Schedule has been provided with this application as a supplementary document.

There is extensive detail and specificity to properly plan and manage this project that is not described here. Upon request, additional information can be provided to the CDE and CCAB.

#### **Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The Rangely School District's procurement process aligns with best practices and guidelines provided by the Colorado Department of Education (CDE) and the BEST Grant program. Following the successful passage of our bond measure, we initiated the process to secure matching funds through the BEST Grant and worked closely with Sean Donahue, our representative, to ensure compliance and transparency.

### 1. Selection of the Design-Build Team

To select our design-build team, we followed the RFQ/P (Request for Qualifications/Proposals) process, as recommended by Sean Donahue:

- RFQ/P Development: Using a template provided by Sean, we updated the RFQ/P to reflect the specific needs of our project. After receiving feedback, we finalized the document.
- Advertisement: The RFQ/P was shared on platforms including Sean's listservs, the district website, and BidNet Direct, ensuring broad visibility to potential applicants.
- Proposal Review: Once the RFQ/P submission window closed, the district reviewed the four proposals using a scoring rubric provided by BEST. This ensured an objective evaluation based on qualifications, experience, and alignment with project goals.
- Selection and Notification: The highest-scoring design-build team was selected, and other applicants were notified, adhering to transparency requirements.

### 2. Procurement of Contractors and Vendors

As the project progresses, the selected design-build team, in collaboration with the district, will oversee the procurement of contractors and vendors. The process includes:

- Competitive Bidding: Performance Services, our design-build partner, will manage competitive bidding for key project elements, such as HVAC, roofing, plumbing, and security systems, ensuring the best quality and price.
- District Input: The district will provide input during the selection process to ensure alignment with local needs and priorities.
- Quality Assurance: Contractors and vendors will be evaluated based on their ability to deliver high-quality products and services within budget and timeline constraints.

### 3. Ongoing Oversight and Accountability

The district, along with the design-build team, will ensure accountability throughout the procurement process by:

- Cost Verification: Conducting thorough cost checks to confirm bids meet project expectations.
- Transparency: Maintaining clear communication with stakeholders about procurement decisions.
- Performance Monitoring: Ensuring contractors adhere to timelines and quality standards through regular progress reports and site inspections.

By implementing this structured and transparent procurement process, the Rangely School District is confident in securing the best quality and value for its capital construction project, ensuring long-term benefits for students and the community.

### **Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial*

*assistance to this project, directly or indirectly.*

The Rangely School District has pursued multiple state, local, and community resources to address its facility needs and effectively leverage financial assistance for this project.

#### 1. Prior BEST Grant Application

In a previous effort, the district was awarded a BEST Grant for Tier 1 facility needs. However, the grant required passing a mill levy, which was unsuccessful due to the economic challenges faced during the COVID-19 pandemic. Despite this setback, the district remained committed to addressing its aging facilities and has refined its approach for the current grant cycle.

#### 2. Successful Bond Measure

Recognizing the importance of securing matching funds for a BEST Grant, the district spent the past year actively engaging with the community and local boards. Through diligent efforts and transparent communication, the district successfully passed a bond measure, explicitly promoted as a means to secure matching funds for the BEST Grant. This success reflects the community's trust and support and positions the district to move forward on critical projects.

#### 3. Additional Grants Secured

- State Security Grant (\$199,000): The district received funding to enhance safety and security measures by installing panic buttons and new clock and intercom systems. To make this project affordable, most of the work was completed in-house, with the project set for completion by June 30 of this year.
- County Sewer Line Grant (\$150,000): To address significant sewer line corrosion issues, the district secured a grant from the county, providing substantial support for this critical infrastructure project.

#### 4. Proactive Fund Management

The district has diligently managed its funds and maximized the impact of non-capital grants to build reserves. While these reserves are sufficient to address smaller projects, the district's highest-priority needs-such as safety upgrades and HVAC systems-require funding in the millions. The reserves, however, reflect the district's proactive approach to financial planning and readiness to meet future needs.

#### 5. Community and Stakeholder Engagement

The district has worked extensively with local boards and community stakeholders to garner support for its facility improvement plans. This collaboration has not only helped secure funding but has also strengthened trust and buy-in for addressing the district's most pressing facility challenges.

By successfully passing a bond measure, securing targeted grants, and managing reserves effectively, the Rangely School District has demonstrated its ability to leverage resources and partnerships to address its facility needs and maximize the impact of any awarded BEST Grant funds.

### **Current Utility Costs**



**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Moonlake Electric Association is the provider of electricity and The Town of Rangely provides natural gas for the entire school district. Once the project is complete, this district will incur a net cost increase of approximately \$7,913 for electricity and reduction of water consumption of approximately \$4,500 annually. Natural gas will not be affected.

The addition of mechanical cooling to Parkview and Jr/Sr High School creates a new source of electrical energy usage and will result in an increase in the facilities' electrical costs. The conversion from evaporative cooling to DX will decrease water consumption at Jr/Sr High since evaporative cooling uses city water. EEC will see energy savings with the replacement of the existing DX RTU's with more efficient DX RTU's. All buildings will benefit from an LED conversion. The change is estimated to be about \$1,978/month net increase in electrical consumption cost during the cooling season. It is expected the additional cooling will occur at the beginning of the school year from August to October and at the end of the school year in May. It is assumed that there is approximately 565 hours of cooling with a base temperature of 65° F. This was discussed at length between the district and engineering team during the preliminary engineering audit and we have been financially planning for the increased utility costs. With water saving factored in, the net increase in utility cost will be \$3,413 annually.

● **Campuses Impacted by this Grant Application** ●

**Summit RE-1 - DW Security Upgrades - Breckenridge ES - 1972**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Breckenridge ES
<b>Address:</b>	312 South Harris Street
<b>City:</b>	Breckenridge
<b>Gross Area (SF):</b>	35,467
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$12,047,870
<b>Condition Budget:</b>	\$9,964,985
<b>Total FCI:</b>	0.83
<b>Adequacy Index:</b>	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,402,428	\$1,111,556	0.79
Equipment and Furnishings	\$324,660	\$405,825	1.25
Exterior Enclosure	\$1,220,982	\$1,008,788	0.83
Fire Protection	\$63,734	\$355,848	5.58
HVAC System	\$2,484,426	\$2,410,799	0.97
Interior Construction and Conveyance	\$2,547,288	\$2,497,621	0.98
Plumbing System	\$608,498	\$716,962	1.18
Site	\$1,864,689	\$1,795,528	0.96
Structure	\$1,531,164	\$0	0.00
<b>Overall - Total</b>	<b>\$12,047,870</b>	<b>\$10,302,927</b>	<b>0.86</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Breckenridge ES Main	35,467	0.80	1972	\$10,183,181	\$8,507,399
Breckenridge ES Site	217,000	0.96	1972	\$1,864,689	\$1,795,528
<b>Overall - Total</b>	<b>252,467</b>	<b>0.83</b>		<b>\$12,047,870</b>	<b>\$10,302,927</b>

**● Campuses Impacted by this Grant Application ●**

**Summit RE-1 - DW Security Upgrades - Dillon Valley ES - 1979**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Dillon Valley ES
<b>Address:</b>	108 Deerpath Road
<b>City:</b>	Dillon
<b>Gross Area (SF):</b>	49,630
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$15,195,592
<b>Condition Budget:</b>	\$11,392,549
<b>Total FCI:</b>	0.75
<b>Adequacy Index:</b>	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,737,277	\$2,101,687	1.21
Equipment and Furnishings	\$388,991	\$486,240	1.25
Exterior Enclosure	\$1,584,644	\$858,640	0.54
Fire Protection	\$36,901	\$382,772	10.37
HVAC System	\$3,087,297	\$2,409,879	0.78
Interior Construction and Conveyance	\$3,547,920	\$3,278,647	0.92
Plumbing System	\$861,850	\$1,008,892	1.17
Site	\$1,843,976	\$1,245,803	0.68
Structure	\$2,106,734	\$0	0.00
<b>Overall - Total</b>	<b>\$15,195,592</b>	<b>\$11,772,560</b>	<b>0.77</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Dillon Valley ES Main	49,630	0.76	1979	\$13,351,615	\$10,526,757
Dillon Valley ES Site	230,000	0.68	1979	\$1,843,976	\$1,245,803
<b>Overall - Total</b>	<b>279,630</b>	<b>0.75</b>		<b>\$15,195,592</b>	<b>\$11,772,560</b>

**● Campuses Impacted by this Grant Application ●**

**Summit RE-1 - DW Security Upgrades - Frisco ES - 1978**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Frisco ES
<b>Address:</b>	800 East 8th Avenue
<b>City:</b>	Frisco
<b>Gross Area (SF):</b>	40,177
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$13,841,690
<b>Condition Budget:</b>	\$7,979,361
<b>Total FCI:</b>	0.58
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,645,422	\$1,180,363	0.72
Equipment and Furnishings	\$398,993	\$317,775	0.80
Exterior Enclosure	\$1,495,908	\$1,337,478	0.89
Fire Protection	\$453,327	\$0	0.00
HVAC System	\$2,407,062	\$1,165,075	0.48
Interior Construction and Conveyance	\$3,171,301	\$2,009,895	0.63
Plumbing System	\$710,196	\$513,299	0.72
Site	\$1,721,073	\$1,455,475	0.85
Structure	\$1,838,408	\$0	0.00
<b>Overall - Total</b>	<b>\$13,841,690</b>	<b>\$7,979,360</b>	<b>0.58</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Frisco ES Main	40,177	0.54	1978	\$12,120,617	\$6,523,885
Frisco ES Site	315,850	0.85	1978	\$1,721,073	\$1,455,475
<b>Overall - Total</b>	<b>356,027</b>	<b>0.58</b>		<b>\$13,841,690</b>	<b>\$7,979,360</b>

● **Campuses Impacted by this Grant Application** ●

**Summit RE-1 - DW Security Upgrades - Silverthorne ES - 2004**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Silverthorne ES
<b>Address:</b>	101 Hamilton Creek Road
<b>City:</b>	Silverthorne
<b>Gross Area (SF):</b>	62,500
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$23,462,280
<b>Condition Budget:</b>	\$9,734,829
<b>Total FCI:</b>	0.41
<b>Adequacy Index:</b>	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,759,722	\$1,819,759	0.66
Equipment and Furnishings	\$348,218	\$397,765	1.14
Exterior Enclosure	\$2,721,865	\$776,224	0.29
Fire Protection	\$708,135	\$15,928	0.02
Furnishings	\$139,493	\$0	0.00
HVAC System	\$4,393,568	\$2,897,632	0.66
Interior Construction and Conveyance	\$4,553,885	\$2,626,094	0.58
Plumbing System	\$1,083,920	\$58,288	0.05
Site	\$2,278,334	\$1,143,140	0.50
Structure	\$4,475,140	\$0	0.00
<b>Overall - Total</b>	<b>\$23,462,280</b>	<b>\$9,734,830</b>	<b>0.41</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Silverthorne ES Site	476,500	0.50	2004	\$2,278,334	\$1,143,140
Silverthorne ES Main	62,500	0.41	2004	\$21,183,946	\$8,591,690
<b>Overall - Total</b>	<b>539,000</b>	<b>0.41</b>		<b>\$23,462,280</b>	<b>\$9,734,830</b>

● **Campuses Impacted by this Grant Application** ●

**Summit RE-1 - DW Security Upgrades - Summit Cove ES - 1996**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Summit Cove ES
<b>Address:</b>	727 Cove Boulevard
<b>City:</b>	Dillion
<b>Gross Area (SF):</b>	52,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$18,542,536
<b>Condition Budget:</b>	\$12,145,456
<b>Total FCI:</b>	0.66
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,549,386	\$2,643,003	1.04
Equipment and Furnishings	\$465,262	\$581,578	1.25
Exterior Enclosure	\$1,738,966	\$470,692	0.27
Fire Protection	\$582,979	\$728,172	1.25
HVAC System	\$2,826,797	\$3,252,415	1.15
Interior Construction and Conveyance	\$3,863,802	\$2,496,024	0.65
Plumbing System	\$793,219	\$687,679	0.87
Site	\$1,774,921	\$1,285,891	0.72
Structure	\$3,947,203	\$0	0.00
<b>Overall - Total</b>	<b>\$18,542,536</b>	<b>\$12,145,454</b>	<b>0.66</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Summit Cove ES Main	52,000	0.65	1996	\$16,767,615	\$10,859,563
Summit Cove ES Site	330,000	0.72	1996	\$1,774,921	\$1,285,891
<b>Overall - Total</b>	<b>382,000</b>	<b>0.66</b>		<b>\$18,542,536</b>	<b>\$12,145,454</b>



● **Campuses Impacted by this Grant Application** ●

**Summit RE-1 - DW Security Upgrades - Summit HS - 1997**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Summit HS
<b>Address:</b>	16201 Co-9
<b>City:</b>	Breckenridge
<b>Gross Area (SF):</b>	213,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$71,873,407
<b>Condition Budget:</b>	\$46,618,786
<b>Total FCI:</b>	0.65
<b>Adequacy Index:</b>	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$10,257,995	\$12,124,523	1.18
Equipment and Furnishings	\$3,125,412	\$931,624	0.30
Exterior Enclosure	\$7,537,628	\$3,651,380	0.48
Fire Protection	\$2,427,339	\$43,734	0.02
HVAC System	\$11,634,133	\$13,485,849	1.16
Interior Construction and Conveyance	\$15,734,257	\$10,208,485	0.65
Plumbing System	\$3,735,617	\$2,956,591	0.79
Site	\$5,108,156	\$1,678,748	0.33
Special Construction	\$1,230,279	\$1,537,849	1.25
Structure	\$11,082,590	\$0	0.00
<b>Overall - Total</b>	<b>\$71,873,407</b>	<b>\$46,618,783</b>	<b>0.65</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Summit HS Site	3,600,000	0.33	1997	\$5,108,156	\$1,678,748
Summit HS Main	213,000	0.67	1997	\$66,765,251	\$44,940,035
<b>Overall - Total</b>	<b>3,813,000</b>	<b>0.65</b>		<b>\$71,873,407</b>	<b>\$46,618,783</b>

● **Campuses Impacted by this Grant Application** ●

**Summit RE-1 - DW Security Upgrades - Summit MS - 1968**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Summit MS
<b>Address:</b>	158 School Road
<b>City:</b>	Frisco
<b>Gross Area (SF):</b>	174,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$66,451,860
<b>Condition Budget:</b>	\$13,405,304
<b>Total FCI:</b>	0.20
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$8,614,147	\$5,716,651	0.66
Equipment and Furnishings	\$2,297,218	\$268,172	0.12
Exterior Enclosure	\$11,611,384	\$421,873	0.04
Fire Protection	\$1,920,842	\$20,437	0.01
HVAC System	\$9,757,729	\$146,334	0.01
Interior Construction and Conveyance	\$13,162,320	\$5,582,061	0.42
Plumbing System	\$3,281,156	\$819,446	0.25
Site	\$6,919,353	\$430,331	0.06
Structure	\$8,887,711	\$0	0.00
<b>Overall - Total</b>	<b>\$66,451,860</b>	<b>\$13,405,305</b>	<b>0.20</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Summit MS Site	1,850,000	0.06	1968	\$6,919,353	\$430,331
Summit MS Main	174,000	0.22	1968	\$59,532,507	\$12,974,974
<b>Overall - Total</b>	<b>2,024,000</b>	<b>0.20</b>		<b>\$66,451,860</b>	<b>\$13,405,305</b>



● **Campuses Impacted by this Grant Application** ●

**Summit RE-1 - DW Security Upgrades - Upper Blue ES - 1996**

<b>District:</b>	Summit RE-1
<b>School Name:</b>	Upper Blue ES
<b>Address:</b>	1200 Airport Road
<b>City:</b>	Breckenridge
<b>Gross Area (SF):</b>	50,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$18,939,153
<b>Condition Budget:</b>	\$12,033,133
<b>Total FCI:</b>	0.64
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,283,693	\$1,936,451	0.85
Equipment and Furnishings	\$501,648	\$528,077	1.05
Exterior Enclosure	\$2,596,832	\$645,232	0.25
Fire Protection	\$561,047	\$18,716	0.03
HVAC System	\$3,517,759	\$4,151,668	1.18
Interior Construction and Conveyance	\$3,929,550	\$2,131,375	0.54
Plumbing System	\$863,245	\$373,588	0.43
Site	\$2,566,738	\$2,248,029	0.88
Structure	\$2,118,640	\$0	0.00
<b>Overall - Total</b>	<b>\$18,939,153</b>	<b>\$12,033,136</b>	<b>0.64</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Upper Blue ES Site	871,200	0.88	1996	\$2,566,738	\$2,248,029
Upper Blue ES Main	50,000	0.60	1996	\$16,372,415	\$9,785,107
<b>Overall - Total</b>	<b>921,200</b>	<b>0.64</b>		<b>\$18,939,153</b>	<b>\$12,033,136</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Summit RE-1

**County:** Summit

**Project Title:** DW Security Upgrades

<b>Current Grant Request:</b>	\$113,180.31	<b>CDE Minimum Match %:</b>	68%
<b>Current Applicant Match:</b>	\$264,087.40	<b>Actual Match % Provided:</b>	70%
<b>Current Project Request:</b>	\$377,267.71	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$377,267.71	<b>Adverse Historical Effect?</b>	TBD
<b>Cost Per Sq Ft:</b>	\$0.53	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.02	<b>Affected Pupils:</b>	3,475
<b>Hard Costs Per Sq Ft:</b>	\$0.50	<b>Cost Per Pupil:</b>	\$109
<b>Previous BEST Grant(s):</b>	2	<b>Gross Sq Ft Per Pupil:</b>	206
<b>Previous BEST Total \$:</b>	\$2,832,909.21		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	3,463	<b>Bonded Debt Approved:</b>	\$88,900,000
<b>Assessed Valuation:</b>	\$3,457,385,818	<b>Year(s) Bond Approved:</b>	16
<small>Statewide Median: \$133,539,963</small>		<b>Bonded Debt Failed:</b>	\$195,400,000
<b>PPAV:</b>	\$979,768	<b>Year(s) Bond Failed:</b>	24
<small>Statewide PPAV: \$215,398</small>		<b>Outstanding Bonded Debt:</b>	\$61,415,000
<b>Median Household Income:</b>	\$106,442	<b>Total Bond Capacity:</b>	\$691,477,164
<small>Statewide Avg: \$79,577</small>		<small>Statewide Median: \$26,607,993</small>	
<b>Free Reduced Lunch %:</b>	38.0%	<b>Bond Capacity Remaining:</b>	\$630,062,164
<small>Statewide District Avg: 50.51%</small>		<small>Statewide Median: \$15,364,212</small>	
<b>Total Mills \$/Capita:</b>	\$1,867.91		
<small>Statewide Avg: \$1,368</small>			

I. Facility Profile

Summit RE-1 (3000) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (3000-SG00001) - - New - Application Number (48)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Breckenridge Elementary School - 3000-8372

\* Facility Name & Code

Dillon Valley Elementary School - 3000-8370

\* Facility Name & Code

Frisco Elementary School - 3000-8374

\* Facility Name & Code

Silverthorne Elementary School - 3000-8376

\* Facility Name & Code

Snowy Peaks Junior/Senior High School - 3000-8375

\* Facility Name & Code

Summit Cove Elementary School - 3000-8385

\* Facility Name & Code

Summit High School - 3000-8378

\* Facility Name & Code

Summit Middle School - 3000-8377

\* Facility Name & Code

Upper Blue Elementary School - 3000-8993

Other, not listed

**\* B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

**Facility Ownership**

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

<input checked="" type="checkbox"/> School District
<input type="checkbox"/> Charter School
<input type="checkbox"/> BOCES
<input type="checkbox"/> Colorado School for the Deaf and Blind
<input type="checkbox"/> 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A
-----

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Summit School District built all its current schools as new facilities. Each was designed to meet the educational standards and best practices of their time and funded by tax increases.

Breckenridge Elementary: Built in 1972.

Frisco Elementary and Dillon Valley Elementary: Built in 1978, with Dillon Valley receiving additions in 1989 and 2002.

Summit Middle School: Originally built in 1963, with subsequent additions in 1972, 1986, and a full remodel in 2006.

Summit High School and Summit Cove Elementary: Built in 1996.

Silverthorne Elementary: Built in 2004.

The materials, methods, and designs used during construction reflected the highest standards of their respective eras, ensuring the schools were well-equipped to support students and staff. However, what was considered state-of-the-art several decades ago now falls short of meeting the safety, security, and technological demands of 21st-century education.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

For more than two decades, Summit School District has made significant investments in capital improvements. These efforts have been made possible through community support, including previous BEST grants and tax-payer-approved Mill Levies and Bond Initiatives.

Key capital improvements include:

Fire Safety Systems:

Addressable fire safety systems were installed district-wide, starting in 2004 and completed by 2010.

Building Security Systems:

Secure vestibules, locking systems, and security cameras were installed across all district facilities as a scope of the 2016 bond program.

Supplemental Capital Construction, Technology, and Maintenance: In 2016, Summit County voters approved a \$1.8M Mill Levy and a \$68.9M Bond Measure to address critical repairs and upgrades at all 12 buildings within the district. Projects funded include:

Roof Replacements: Leaking roofs have been replaced to ensure structural integrity and reduce ongoing maintenance costs. System Upgrades: Heating, electrical, and plumbing systems were modernized to improve efficiency and reliability.

Accessibility Improvements: Upgrades have been made to enhance access for students, staff, and visitors with disabilities.

Safety and Security Enhancements: Updates to emergency response systems and building safety measures were implemented district-wide.

Enrollment Growth Management: Efforts to address overcrowding at Summit Middle School and Summit High School were prioritized.

These initiatives highlight Summit School District's ongoing commitment to ensuring that all facilities remain safe, accessible, and capable of supporting modern educational needs.

## **G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

SSD maintains a district-wide deferred maintenance list to track and prioritize maintenance and capital needs. All items on the list are prioritized based on Board policy FBC-R, which defines the most critical items as the highest priority. Each year, capital projects are planned based on available funding for the highest priority items.

In November 2016, local voters passed a Supplemental Capital Construction, Technology, and Maintenance mill levy override, as well as Bond funding, to address deferred maintenance projects across the district. Once the deferred maintenance projects funded by the Bond were completed, the ongoing Mill Levy funds began providing approximately \$1.4M per year to address capital construction and maintenance needs. With the addition of this funding, the district has been better able to address maintenance needs in a timely manner, however, funding is still not sufficient to meet all needs across the District.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Summit RE-1 (3000) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (3000-SG00001) - - New - Application Number (48)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Summit School District serves over 3,500 students across nine schools in the resort communities of Breckenridge, Dillon, Frisco, and Silverthorne. While committed to educational excellence, the district's aging security infrastructure-within buildings ranging from over 20 to nearly 55 years old-fails to meet modern safety needs and hinders effective emergency communication.

Summit School District seeks grant funding to address critical safety deficiencies across its campuses. The focus is on modernizing outdated systems that hinder emergency communication and security:

Upgrading Emergency Phone Systems: Install integrated systems to streamline lockdowns, lockouts, and shelter-in-place procedures, connecting them with auditory and visual alert networks for comprehensive building-wide notifications. Additionally, it will replace outdated PA systems to ensure audible communication in classrooms to reduce vulnerabilities as well as location-based 911 dialing, ensuring that emergency responders receive precise call routing and location data for faster, more effective response.

Expanding Security Camera Coverage: Add and replace cameras to eliminate blind spots, enhance monitoring, and ensure secure, real-time footage storage.

Current systems create significant challenges, including inaudible PA announcements and insufficient phone system integration for emergency protocols. These upgrades will provide the district with a safer, more responsive infrastructure, ensuring secure, high-quality learning environments that align with its mission to protect and support students, staff, and the broader community.

Summit School District seeks grant funding to address the remaining critical safety deficiencies across its campuses. The focus is on modernizing outdated systems that hinder emergency communication and security.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment



- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Summit School District faces critical deficiencies in its emergency communication and security systems, posing significant safety risks to students, staff, and visitors.

#### PHONE SYSTEM:

The current phone system is outdated, unreliable, and significantly hinders effective emergency response. Key deficiencies include:

Inability to Initiate Rapid Emergency Protocols: Aging and non-functional equipment prevent staff from promptly placing schools on lockdown or implementing other emergency procedures.

Lack of Integration with Emergency Response Protocols: The system does not align with modern Standard Response Protocols (SRP), resulting in inefficient communication during critical incidents.

Technical Limitations: The phone system lacks essential features such as automated emergency notifications, location-based 911 call routing, and reliable redundancy during power outages or network failures. These gaps impede rapid communication between classrooms, administration, and first responders, delaying response times and compromising safety.

End of Useful Life: The existing phone system has exceeded its expected lifespan, leading to frequent failures, increased maintenance costs, and limited vendor support for repairs or replacement parts. As components become obsolete, the system's reliability continues to decline, creating significant security vulnerabilities and hindering the district's ability to respond effectively to emergencies. Without an upgrade, the risk of communication breakdowns during critical incidents will continue to grow, posing a serious threat to student and staff safety.

#### SECURITY CAMERAS AND INFRASTRUCTURE:

The district maintains a network of security cameras across school buildings and perimeters, exclusively managed through Stone Security. However, significant deficiencies limit the system's effectiveness:

Outdated Equipment: Many cameras are beyond their functional lifecycle, suffering from technical failures and outdated capabilities, making them unreliable during security incidents.

Insufficient Coverage: Gaps in camera coverage leave critical blind spots, particularly in high-risk and high-traffic areas such as entryways, hallways, and

outdoor perimeters. These blind spots hinder the district's ability to monitor and respond to potential threats effectively.

Limited Scalability: While the district has invested in some network infrastructure improvements, the current system cannot support additional cameras or the increased bandwidth needed for enhanced monitoring capabilities.

Delayed Incident Response: The lack of strategically placed cameras in vulnerable areas limits situational awareness, delays response times, and reduces the ability to provide real-time information to law enforcement and security teams during emergencies.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

At the end of 2021, Summit School District initiated a Master Facilities Planning update to address its evolving needs and establish a roadmap for creating and maintaining high-performing learning environments. The planning process was guided by a commitment to inclusivity and safety for all students, staff, and families, reflecting the district's core values and strategic goals. This comprehensive effort included a re-evaluation of all schools for educational adequacy, focusing on facilities, classroom sizes, instructional space design, safety and security systems, storage adequacy, and how buildings serve both district and community purposes.

To support this initiative, Summit School District partnered with Wold Architects and Engineers to conduct a thorough assessment of every school building. The Facilities Department collaborated with Wold to document building conditions and consolidate a prioritized list of potential improvement projects aligned with school board policies. Soliciting input from the broader community was a central aspect of the process, ensuring that the implementation plan was comprehensive and had widespread support.

In addition to the Master Plan update, the district conducted a series of targeted assessments to identify critical needs in safety and security infrastructure. In 2022, a comprehensive cybersecurity audit was completed using the Center for Internet Security (CIS) framework. This audit was supplemented by internal self-assessments conducted in collaboration with the Colorado School Districts Self Insurance Pool (CSDSIP) guidelines and the U.S. Department of Homeland Security Region 8 Cybersecurity and Infrastructure Security Agency. These evaluations were led by the state coordinator of critical network infrastructure to ensure compliance with best practices and identify vulnerabilities.

Among other things, these assessments highlighted the need for a modernized phone system and identified challenges in district-wide communication infrastructure. Specific issues included outdated hardware, lack of integration with emergency response protocols, and inefficiencies that impede the district's ability to provide automated emergency notifications and location-based 911 call routing. The evaluations also emphasized the need for reliable redundancy to maintain communication during network or power outages.

Through this diligent and thorough planning process, Summit School District has built a data-driven understanding of its facility and safety needs, ensuring that any proposed solutions are aligned with its mission to provide secure, high-quality learning environments.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

To address critical safety deficiencies, Summit School District has developed a comprehensive plan to modernize its communication and surveillance infrastructure. This plan includes replacing the outdated phone system and upgrading security camera systems to create a safer and more responsive environment for students, staff, and the community.

#### PHONE SYSTEM:

The district proposes replacing its outdated phone system with a state-of-the-art, integrated VOIP solution. This system will be fully aligned with the district's Standard Response Protocol (SRP) and include the following features:

Seamless Emergency Activation: Enable staff to initiate lockdowns, lockouts, and shelter-in-place procedures effortlessly.

Integrated Alert Networks: Connect with auditory and visual alert systems to deliver comprehensive building-wide notifications through intercoms, digital signage, and mass communication systems.

Real-Time Incident Coordination: Provide immediate notifications to incident command staff, facilitating faster response times and coordination during emergencies.

Enhanced Classroom Communication: Enable direct communication between classrooms, administration, and security personnel, allowing teachers to report incidents without leaving their students vulnerable.

Emergency-Ready Functionality: Include features such as location-based 911 call routing and automated alerts for greater efficiency during critical incidents.

#### SECURITY CAMERAS AND INFRASTRUCTURE:

The district will also address surveillance deficiencies by replacing outdated cameras and expanding coverage. Proposed enhancements include:

Modern Camera Equipment: Replace aging and unreliable cameras with advanced systems that provide high-quality video and improved monitoring capabilities.

Eliminating Blind Spots: Install additional cameras in high-traffic areas, entryways, and vulnerable zones to ensure comprehensive coverage.

User-Friendly Monitoring Tools: Equip administrative and office staff with display monitors for real-time viewing of interior and exterior spaces, improving situational awareness.

Secure Storage and Scalability: Store camera footage securely on-premises and in the cloud, ensuring real-time access for administrators and scalability for future expansion.

Real-Time Access for Law Enforcement: Provide secure, real-time access to camera feeds for first responders, enhancing situational awareness and decision-making during emergencies.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Summit School District has undertaken a thorough and strategic approach to develop solutions for its critical safety and security needs. The proposed solutions were designed in collaboration with industry experts, incorporating best practices and established standards to ensure effectiveness and sustainability.

The district leveraged its collaboration with vendors and industry partners to design solutions that integrate with existing infrastructure while ensuring future scalability. Technology and construction standards were applied to create a robust, sustainable plan that addresses deficiencies and improves the district's overall safety and emergency response capabilities. Summit has also invested in network infrastructure upgrades and additions to make these replacements scalable. Through these carefully developed solutions, Summit School District will create a safer, more responsive environment for students, staff, and the community.

#### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Summit School District's outdated communication and security systems pose critical safety vulnerabilities, creating delays in emergency response and increasing risks to students, staff, and the community. If this project is not funded, the district's inability to respond effectively to emergencies will continue to jeopardize the safety of everyone on campus.

These deficiencies have been highlighted repeatedly during real-life incidents and after-action reviews. Over the past five years, the district has faced safety and security incidents, including severe weather, utility failures, swatting incidents, and direct threats to students and staff. Specific examples include:

**Credible Threats to Safety:** Two arrests and a substantial student threat assessment uncovered a credible danger, leading to the student being removed from the school. These incidents exposed critical gaps in security infrastructure, such as insufficient camera coverage and inadequate emergency communication systems.

**Swatting Incidents:** False reports of active shooters led to multi-hour lockdowns and large-scale emergency responses. These incidents reinforced the urgent need for a district-wide integrated communication system to ensure coordinated and timely responses.

**Direct Threats and Security Camera Failures:** Threats at school locations revealed blind spots in the current security camera system, limiting the district's ability to monitor critical areas and provide real-time information to law enforcement during emergencies.

**Emergency Medical Calls:** Multiple health-related 911 calls highlighted the need for updated phone systems capable of providing precise location information and reliable inter-school communication during incidents.

These incidents underscore the immediate need for a modernized phone system integrated with emergency notifications and upgraded security cameras to eliminate blind spots and enhance monitoring capabilities. The district's outdated phone system lacks automated emergency alerts, location-based 911 call routing, and redundancy during power outages, further delaying response times and compromising safety.

While the district has successfully passed mill levies and bonds to address other priorities, these critical safety deficiencies remain unresolved and require immediate attention. Without this grant, the district will be unable to implement the necessary upgrades, leaving its emergency response capabilities inadequate and its students, staff, and community at risk. The time to act is now—delaying these upgrades only heightens the potential for harm and diminishes the district's ability to safeguard its students and staff.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Summit School District strongly believes in preventive maintenance and proactive capital renewal planning to maximize the lifespan of critical infrastructure. This commitment is evident in the longevity of many of our existing building systems, which continue to function beyond their expected useful life due to diligent upkeep and strategic maintenance planning.

Following the completion of this project, the district will implement a structured maintenance plan based on manufacturer recommendations, industry best practices, and ongoing performance evaluations. Regular inspections, preventive maintenance, and necessary repairs will be scheduled to ensure that all systems remain fully operational and reliable. The district's work order system allows staff to promptly report maintenance issues, ensuring timely interventions and minimizing disruptions.

Summit School District has also developed a proactive technology infrastructure replacement schedule to ensure that hardware, security systems, and communication tools are upgraded before reaching end-of-life status. This approach allows for predictable annual costs, reduces the risk of outdated equipment failures, and prevents excessive staff time from being spent on maintaining aging systems.

To sustain these efforts, the district budgets approximately \$1.4 million annually for capital renewal and deferred maintenance projects, ensuring that critical security and communication systems are systematically upgraded and replaced as needed. Additionally, warranties for major building systems and equipment will be leveraged to maximize cost efficiency and extend the life of the investment.

By integrating preventive maintenance, proactive replacement planning, and dedicated funding, Summit School District will ensure that the improvements funded by this grant remain effective, reliable, and sustainable for years to come.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,*

*contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

### **Future Use or Disposition of Existing Public School Facilities**

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Summit RE-1 (3000) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (3000-SG00001) - - New - Application Number (48)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

68.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

70

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	377,267.71
D. Applicant Match to this Project	\$	264,087.40
E. Requested BEST Grant Amount	\$	113,180.31
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	377,267.71

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) <div style="border: 1px solid black; padding: 5px;"> <p>Summit School District will use funding from its Supplemental Capital Construction, Technology, and Maintenance Mill Levy as the source for the required match. The Mill Levy funds are specifically allocated to support capital construction, technology enhancements, and facility maintenance, making them a reliable and dedicated funding source for this project. These funds have been strategically managed to ensure long-term sustainability and planned upgrades aligned with district-wide facility and security needs. By leveraging these secured and voter-approved funds, the district can fulfill the required grant match without impacting general fund operations. This ensures that the proposed security and communication system improvements are fully funded, well-maintained, and aligned with the district's long-term capital renewal and safety priorities.</p> </div>		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.



\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)


% \* **O. Escalation % identified in your project budget**

% \* **P. Construction Contingency % identified in your project budget**

% \* **Q. Owner Contingency % identified in your project budget**

**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*



**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*



**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

SSD's full time Director of Technology and Director of Safety facilitated the procurement process for the phone and camera upgrades by receiving competitive bids. SSD's owner's representative, Dynamic Program Management, prepared the soft costs and escalation/contingency percentages based on similar projects in mountain region school districts.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

We have two full time employees who will oversee this project: Director of Technology and Director of Security. Both of these individuals have experience in managing selected vendors, scheduling and ensuring the project will be on time and on budget.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

SSD has already competitively procured the phone system upgrades and received three bids. The cameras are currently being bid competitively.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

In 2016, Summit County voters approved a \$1.8 million Supplemental Capital Construction, Technology, and Maintenance Mill Levy and a \$68.9 million Bond Measure to support capital projects, technology infrastructure, and facility upgrades. These funds have been instrumental in addressing facility maintenance, security improvements, and technology enhancements district-wide. Because of our mill supported by the community, we have increased our match percentage to 70% from the calculated match of 68%.

Our district asked our voters for a bond in 2024 for various capital improvements across all district facilities. The bond measure was rejected 55% to 45%. Our capital construction mill dollars are stretched thin each year with the rising escalation in the mountain construction market. The bond's failure has made us look into any grant funding opportunities to make our capital construction fund go farther as our capital needs are greater than funds available.

One key funding mechanism the district leverages is the Universal Service Administrative Company (USAC) E-Rate program, which provides discounts on eligible technology infrastructure services. By utilizing E-Rate funding, the district has been able to offset costs for network upgrades, internet access, allowing for the district to proactively prepare for a phone system and security camera upgrade and expansion. This strategic use of E-Rate ensures that the district can maintain modern, reliable technology infrastructure while prioritizing capital investments in student and staff safety.

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Summit School District's current annualized telecommunications service costs are approximately \$45,431 and internet access is approximately \$62,293. This includes expenses related to VOIP lines, analog lines, PRIs, internet connectivity, and Wide Area Network services.

The proposed VOIP phone system upgrade and security camera expansion will not result in a reduction in utility costs, as these improvements are designed to enhance emergency communication and safety rather than reduce operational expenses.

**● Campuses Impacted by this Grant Application ●**

**Greeley 6 - DW Fire Alarm Upgrades - Fred Tjardes School of Innovation - 1937**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Fred Tjardes School of Innovation
<b>Address:</b>	1424 13th Avenue
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	47,954
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$19,507,161
<b>Condition Budget:</b>	\$6,482,492
<b>Total FCI:</b>	0.33
<b>Adequacy Index:</b>	0.38



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,642,305	\$1,442,720	0.55
Equipment and Furnishings	\$416,607	\$407,403	0.98
Exterior Enclosure	\$1,897,884	\$302,116	0.16
Fire Protection	\$691,535	\$0	0.00
HVAC System	\$3,359,135	\$1,153,176	0.34
Interior Construction and Conveyance	\$4,152,639	\$2,137,950	0.51
Plumbing System	\$959,577	\$13,846	0.01
Site	\$1,198,914	\$818,443	0.68
Structure	\$4,188,566	\$206,838	0.05
<b>Overall - Total</b>	<b>\$19,507,161</b>	<b>\$6,482,492</b>	<b>0.33</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fred Tjardes School of Innovation Site	148,180	0.68	1919	\$1,198,914	\$818,443
Fred Tjardes School of Innovation Main	47,954	0.31	1937	\$18,308,246	\$5,664,049
<b>Overall - Total</b>	<b>196,134</b>	<b>0.33</b>		<b>\$19,507,161</b>	<b>\$6,482,492</b>

**● Campuses Impacted by this Grant Application ●**

**Greeley 6 - DW Fire Alarm Upgrades - Jefferson Jr HS - 1953**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Jefferson Jr HS
<b>Address:</b>	1315 4th Avenue
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	48,116
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$19,768,280
<b>Condition Budget:</b>	\$10,714,284
<b>Total FCI:</b>	0.54
<b>Adequacy Index:</b>	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,515,455	\$1,756,242	0.70
Equipment and Furnishings	\$466,211	\$582,764	1.25
Exterior Enclosure	\$2,308,898	\$617,664	0.27
Fire Protection	\$665,942	\$15,928	0.02
HVAC System	\$5,012,343	\$3,910,475	0.78
Interior Construction and Conveyance	\$4,103,288	\$3,164,057	0.77
Plumbing System	\$1,052,833	\$52,426	0.05
Site	\$1,305,479	\$555,840	0.43
Special Construction	\$184,407	\$0	0.00
Structure	\$2,153,424	\$58,890	0.03
<b>Overall - Total</b>	<b>\$19,768,280</b>	<b>\$10,714,286</b>	<b>0.54</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Jefferson Jr HS Mod 1	1,970	0.25	2002	\$473,749	\$117,474
Jefferson Jr HS Site	221,720	0.43	1953	\$1,305,479	\$555,840
Jefferson Jr HS Main	46,146	0.56	1953	\$17,989,052	\$10,040,972
<b>Overall - Total</b>	<b>269,836</b>	<b>0.54</b>		<b>\$19,768,280</b>	<b>\$10,714,286</b>

**● Campuses Impacted by this Grant Application ●**

**Greeley 6 - DW Fire Alarm Upgrades - Maplewood ES - 1951**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Maplewood ES
<b>Address:</b>	1201 21st Avenue
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	77,199
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$27,400,196
<b>Condition Budget:</b>	\$11,478,440
<b>Total FCI:</b>	0.42
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,291,220	\$2,668,630	0.62
Equipment and Furnishings	\$845,490	\$635,178	0.75
Exterior Enclosure	\$3,079,623	\$763,902	0.25
Fire Protection	\$104,395	\$650,669	6.23
HVAC System	\$5,939,372	\$2,590,854	0.44
Interior Construction and Conveyance	\$5,542,487	\$3,366,920	0.61
Plumbing System	\$1,384,577	\$526,674	0.38
Site	\$1,861,064	\$458,878	0.25
Special Construction	\$305,424	\$305,423	1.00
Structure	\$4,046,546	\$146,053	0.04
<b>Overall - Total</b>	<b>\$27,400,196</b>	<b>\$12,113,181</b>	<b>0.44</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Maplewood ES Main	73,959	0.43	1951	\$24,672,416	\$11,215,043
Maplewood ES Site	326,264	0.25	1951	\$1,861,064	\$458,878
Maplewood ES Mod 2	1,800	0.47	1988	\$500,291	\$234,140
Maplewood ES Mod 1	1,440	0.56	1985	\$366,425	\$205,120
<b>Overall - Total</b>	<b>403,463</b>	<b>0.42</b>		<b>\$27,400,196</b>	<b>\$12,113,181</b>

● **Campuses Impacted by this Grant Application** ●

**Greeley 6 - DW Fire Alarm Upgrades - Franklin MS - 1961**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Franklin MS
<b>Address:</b>	818 35th Avenue
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	73,128
<b>Number of Buildings:</b>	6
<b>Replacement Value:</b>	\$25,572,066
<b>Condition Budget:</b>	\$10,332,342
<b>Total FCI:</b>	0.40
<b>Adequacy Index:</b>	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,252,713	\$3,266,393	0.77
Equipment and Furnishings	\$908,681	\$627,334	0.69
Exterior Enclosure	\$2,959,913	\$662,304	0.22
Fire Protection	\$37,323	\$617,613	16.55
HVAC System	\$4,596,260	\$507,795	0.11
Interior Construction and Conveyance	\$5,062,071	\$2,831,241	0.56
Plumbing System	\$1,153,546	\$918,589	0.80
Site	\$2,103,804	\$1,192,814	0.57
Special Construction	\$832,135	\$282,372	0.34
Structure	\$3,665,621	\$23,973	0.01
<b>Overall - Total</b>	<b>\$25,572,066</b>	<b>\$10,930,428</b>	<b>0.43</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Franklin MS Mod 31-32	1,923	0.15	2004	\$494,204	\$74,964
Franklin MS Main	64,357	0.39	1961	\$21,215,105	\$8,875,265
Franklin MS Mod 41-42	1,440	0.98	1994	\$300,987	\$294,767
Franklin MS Site	403,801	0.57	1961	\$2,103,804	\$1,192,814
Franklin MS Mod 27A-27B	1,600	0.55	1988	\$451,159	\$248,469
Franklin MS Mod 39-40	1,885	0.24	2010	\$470,477	\$113,073
Franklin MS Mod 28-29	1,923	0.24	2003	\$536,330	\$131,076
<b>Overall - Total</b>	<b>476,929</b>	<b>0.40</b>		<b>\$25,572,066</b>	<b>\$10,930,428</b>



**● Campuses Impacted by this Grant Application ●**

**Greeley 6 - DW Fire Alarm Upgrades - Centennial ES - 1975**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Centennial ES
<b>Address:</b>	1400 37th Street
<b>City:</b>	Evans
<b>Gross Area (SF):</b>	50,496
<b>Number of Buildings:</b>	6
<b>Replacement Value:</b>	\$16,027,652
<b>Condition Budget:</b>	\$7,774,839
<b>Total FCI:</b>	0.49
<b>Adequacy Index:</b>	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,134,083	\$1,997,726	0.64
Equipment and Furnishings	\$301,323	\$373,901	1.24
Exterior Enclosure	\$1,818,828	\$350,445	0.19
Fire Protection	\$613,144	\$15,928	0.03
HVAC System	\$1,421,369	\$1,446,543	1.02
Interior Construction and Conveyance	\$3,066,128	\$2,179,374	0.71
Plumbing System	\$863,289	\$168,133	0.19
Site	\$2,171,354	\$1,159,706	0.53
Special Construction	\$400,266	\$152,631	0.38
Structure	\$2,237,867	\$38,243	0.02
<b>Overall - Total</b>	<b>\$16,027,652</b>	<b>\$7,882,630</b>	<b>0.49</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Centennial ES Mod 42-43	1,352	0.51	1984	\$366,363	\$187,249
Centennial ES Mod 93-94	1,792	0.44	2005	\$290,348	\$127,551
Centennial ES Mod 40-41	1,352	0.73	1976	\$403,496	\$294,300
Centennial ES Site	463,478	0.53	1975	\$2,171,354	\$1,159,706
Centennial ES Main	42,416	0.47	1975	\$12,248,909	\$5,853,894
Centennial ES Mod 91-92	1,792	0.51	2005	\$256,643	\$132,141
Centennial ES Mod 95-96	1,792	0.44	2005	\$290,539	\$127,789
<b>Overall - Total</b>	<b>513,974</b>	<b>0.49</b>		<b>\$16,027,652</b>	<b>\$7,882,630</b>



**● Campuses Impacted by this Grant Application ●**

**Greeley 6 - DW Fire Alarm Upgrades - Dos Rios ES - 1988**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Dos Rios ES
<b>Address:</b>	2201 34th Street
<b>City:</b>	Evans
<b>Gross Area (SF):</b>	52,708
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$20,646,669
<b>Condition Budget:</b>	\$4,801,437
<b>Total FCI:</b>	0.23
<b>Adequacy Index:</b>	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,101,141	\$2,157,002	0.70
Equipment and Furnishings	\$648,362	\$430,132	0.66
Exterior Enclosure	\$2,389,525	\$441,058	0.18
Fire Protection	\$708,096	\$881,850	1.25
HVAC System	\$3,487,523	\$0	0.00
Interior Construction and Conveyance	\$3,542,846	\$150,091	0.04
Plumbing System	\$1,264,521	\$26,684	0.02
Site	\$2,994,762	\$541,740	0.18
Special Construction	\$345,762	\$172,881	0.50
Structure	\$2,164,131	\$0	0.00
<b>Overall - Total</b>	<b>\$20,646,669</b>	<b>\$4,801,438</b>	<b>0.23</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Dos Rios ES Mod 1	1,792	0.58	1990	\$535,588	\$309,835
Dos Rios ES Main	49,124	0.23	1988	\$16,704,987	\$3,824,468
Dos Rios ES Mod 2	1,792	0.30	2009	\$411,332	\$125,395
Dos Rios ES Site	435,599	0.18	1988	\$2,994,762	\$541,740
<b>Overall - Total</b>	<b>488,307</b>	<b>0.23</b>		<b>\$20,646,669</b>	<b>\$4,801,438</b>

● **Campuses Impacted by this Grant Application** ●

**Greeley 6 - DW Fire Alarm Upgrades - Jackson ES - 1958**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Jackson ES
<b>Address:</b>	2002 25th Street
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	52,214
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$20,359,790
<b>Condition Budget:</b>	\$9,527,693
<b>Total FCI:</b>	0.47
<b>Adequacy Index:</b>	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,951,840	\$2,277,121	0.77
Equipment and Furnishings	\$612,715	\$761,963	1.24
Exterior Enclosure	\$2,630,872	\$600,899	0.23
Fire Protection	\$42,020	\$482,083	11.47
HVAC System	\$3,802,197	\$1,601,080	0.42
Interior Construction and Conveyance	\$4,133,140	\$1,985,845	0.48
Plumbing System	\$1,241,898	\$736,801	0.59
Site	\$2,214,528	\$1,189,214	0.54
Special Construction	\$380,016	\$380,016	1.00
Structure	\$2,350,563	\$0	0.00
<b>Overall - Total</b>	<b>\$20,359,790</b>	<b>\$10,015,022</b>	<b>0.49</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Jackson ES Mod	2,400	0.74	1985	\$779,536	\$580,223
Jackson ES Mechanical Building	517	0.52	2003	\$474,695	\$248,436
Jackson ES Site	435,600	0.53	1958	\$2,214,528	\$1,189,214
Jackson ES Main	49,297	0.44	1958	\$16,891,030	\$7,997,149
<b>Overall - Total</b>	<b>487,814</b>	<b>0.47</b>		<b>\$20,359,790</b>	<b>\$10,015,022</b>

● **Campuses Impacted by this Grant Application** ●

**Greeley 6 - DW Fire Alarm Upgrades - Monfort ES - 1980**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Monfort ES
<b>Address:</b>	2101 47th Avenue
<b>City:</b>	Greeley
<b>Gross Area (SF):</b>	51,955
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$19,213,488
<b>Condition Budget:</b>	\$8,367,580
<b>Total FCI:</b>	0.44
<b>Adequacy Index:</b>	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,074,231	\$1,991,926	0.65
Equipment	\$4,403	\$0	0.00
Equipment and Furnishings	\$316,475	\$395,593	1.25
Exterior Enclosure	\$2,534,941	\$1,720,589	0.68
Fire Protection	\$37,932	\$520,221	13.71
HVAC System	\$3,713,275	\$1,071,297	0.29
Interior Construction and Conveyance	\$3,533,678	\$1,678,345	0.47
Plumbing System	\$1,311,338	\$325,777	0.25
Site	\$2,516,928	\$1,168,126	0.46
Structure	\$2,170,287	\$0	0.00
<b>Overall - Total</b>	<b>\$19,213,488</b>	<b>\$8,871,874</b>	<b>0.46</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Monfort ES Main	51,955	0.43	1980	\$16,696,560	\$7,703,748
Monfort ES Site	435,600	0.46	1980	\$2,516,928	\$1,168,126
<b>Overall - Total</b>	<b>487,555</b>	<b>0.44</b>		<b>\$19,213,488</b>	<b>\$8,871,874</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Greeley 6

**County:** Weld

**Project Title:** DW Fire Alarm Upgrades

<b>Current Grant Request:</b>	\$2,137,569.25	<b>CDE Minimum Match %:</b>	42%
<b>Current Applicant Match:</b>	\$1,547,894.98	<b>Actual Match % Provided:</b>	42%
<b>Current Project Request:</b>	\$3,685,464.23	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$3,685,464.23	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$8.01	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$3.76	<b>Affected Pupils:</b>	2,935
<b>Hard Costs Per Sq Ft:</b>	\$4.25	<b>Cost Per Pupil:</b>	\$1,256
<b>Previous BEST Grant(s):</b>	16	<b>Gross Sq Ft Per Pupil:</b>	169
<b>Previous BEST Total \$:</b>	\$30,669,152.09		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	22,851	<b>Bonded Debt Approved:</b>	\$395,000,000
<b>Assessed Valuation:</b>	\$2,535,686,750	<b>Year(s) Bond Approved:</b>	19
Statewide Median: \$133,539,963		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$104,567	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$215,398		<b>Outstanding Bonded Debt:</b>	\$377,738,208
<b>Median Household Income:</b>	\$68,643	<b>Total Bond Capacity:</b>	\$507,137,350
Statewide Avg: \$79,577		Statewide Median: \$26,607,993	
<b>Free Reduced Lunch %:</b>	67.2%	<b>Bond Capacity Remaining:</b>	\$129,399,142
Statewide District Avg: 50.51%		Statewide Median: \$15,364,212	
<b>Total Mills \$/Capita:</b>	\$867.20		
Statewide Avg: \$1,368			

I. Facility Profile

Greeley 6 (3120) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Fire Alarm Upgrades (3120-SG00005) - - New - Application Number (25)

## I. Facility Profile

\* Please provide information to complete the Facility Profile

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

\* Facility Name & Code

Fred Tjardes School of Innovation - 3120-3173

\* Facility Name & Code

Jefferson Junior/Senior High - 3120-4425

\* Facility Name & Code

Maplewood Elementary School - 3120-5620

\* Facility Name & Code

Franklin Middle School - 3120-3162

\* Facility Name & Code

Centennial Elementary School - 3120-1384

\* Facility Name & Code

Dos Rios Elementary School - 3120-2222

\* Facility Name & Code

Jackson Elementary School - 3120-4356

\* Facility Name & Code

Monfort Elementary School - 3120-5985

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

#### C. Who is the facility owned by?

<input checked="" type="checkbox"/> School District
<input type="checkbox"/> Charter School
<input type="checkbox"/> BOCES
<input type="checkbox"/> Colorado School for the Deaf and Blind
<input type="checkbox"/> 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A
-----

\*

### Facility Condition

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

There are 28 schools in Greeley-Evans School District 6 which includes 10 elementary schools, 7 K-8 schools, 5 middle schools, 4 high schools and a combined alternative school and CTE Center, an online school and one alternative high school program serving primarily junior and senior high students. The following schools are the locations we are contracting to install new fire alarm systems:

Franklin Middle School (1961, with additions in 1971, 1988, 2000, and 2003) is a 65,513 square foot building with 5 modular classrooms, which will be removed in 2025.

Fred Tjardes School of Innovation is housed in the original Robert A. Cameron School (1919) and has had several additions over the years. The building has a mix of wood-frame and masonry walls, complicating the maintenance and upgrades of the fire system with a total square footage of 45,924 sf.

Jefferson Junior High, built as an elementary school in 1953 and converted to an alternative high school in 2010, and became an alternative junior high in 2021. It has undergone 3 additions (1988, 1996, 2002). The current sf of the building is 49,176.

Maplewood Elementary School (1952), with total square footage of 78,044, was originally built as a middle school in 1974, then reverting to an elementary school in 2010, and has had 3 major additions (1988, 1999-cafeteria addition, 2004-gymnasium).

Centennial Elementary School (1975), with additions in 1980, 2010, and 2024, serves nearly 500 students across 44,500 square feet and 9 modular classrooms.

Dos Rios Elementary School has a total square footage of 52,684 and was constructed in 1988, with a cafeteria added in 2005, and 3 modular buildings the same year.

Jackson Elementary School, built in 1958 and updated in 2020, spans 51,795 square feet, including 1 modular building.

Monfort Elementary School contains one permanent educational facility and no modular buildings. The building was constructed in 1988 with a cafeteria addition in 2005 for total sf of 51,692.

Installation of new fire systems will ensure this critical life safety system protects staff and students at all locations.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

All school buildings within District 6 received funding from our 2019 successful bond package from general refresh thru building replacement. Some of the work done utilizing either MLO or bond funding are listed below for each building since 2017. A general worksheet showing all district work done since 2017 can be found in the attached document labeled D6 Building Upgrades.

Package A:

Franklin Middle School : new roof, BAS controls, new boiler, chiller and cooling towers, new office addition with secure vestibule, additional access control, classroom door hardware, paint and flooring throughout the building. The bond construction budget was \$3.1m.

Fred Tjardes School of Innovation is located in the original Robert A. Cameron School: The bond construction budget for this building was \$1.8m and

consisted of secure vestibule, secure exterior doors and access controls, remodeling inside for safety and security as well as community type grade level configuration, shop upgrade, stage upgrade. Also this building has received a new roof, BAS controls, boilers, chillers and cooling towers.

Jefferson Junior High /Access: The bond budget for this building was \$2.2m. This building received new secure entrances and vestibules. The building was also remodeled to handle the move for Jefferson Jr High and the development of the D6 Student Access Center programming. In addition, the building received new paint, flooring and door hardware throughout. Also, a cafeteria was remodeled.

Package B:

Centennial Elementary School: The bond construction budget was \$5.9m and consisted of a new office addition with vestibule, new Smart Lab, cafeteria and gym flooring and paint, all classrooms also received new flooring and paint. Centennial has received a new roof and BAS controls. An RTU replacement project is being planned for the summer of 2026.

Dos Rios Elementary School : The bond construction budget for Dos Rios was \$1.9m and consisted of new boilers, chiller, secure vestibule, classroom door hardware, paint and flooring throughout the building, new gym floor and SmartLab. The building also has received a new roof and BAS controls.

Jackson Elementary School : The bond construction budget for Jackson was \$1.2m and consisted of a new vestibule, classroom door hardware, paint and flooring throughout the building, new SmartLab. The building has also received a new roof and BAS controls.

Monfort Elementary School : The bond construction budget for Monfort was \$4.8m and consisted of an office renovation with secure vestibule, new access control on exterior doors, classroom door hardware , carpet and paint throughout the building. The building has also received a new roof, BAS controls, boilers, chiller and cooling tower.

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress toward the district's master plan goals. The district was successful in passing a \$395 million bond in November 2019, which was successfully implemented. Additionally, the voters approved extending the Mill Levy Override in 2017. In 2023-2024, there was 29.3 million in voter-approved override funds available and \$3.9 million or 13% budgeted for district capital improvements and deferred maintenance.

Even though deferred maintenance was being addressed through the bond and mill levy override, approximately 1.2% or \$3.5 million of the General Fund



budget has been transferred to the Capital Projects Fund to support the maintenance of facilities in the District over the past five years. At the end of the 2023-2024 fiscal year, there was a \$12 million fund balance in the Capital Projects Fund. This money, over time, has been set aside to address the significant maintenance repairs, health and safety concerns, and code compliance issues that could not be addressed in the 2019 bond issue. To address these needs, the District will continue to transfer a minimum of \$3.5 million of the General Fund for the continued maintenance of systems and infrastructure of the facilities.

The Capital Projects Fund holds funds to support any required replacement and maintenance needs for Prairie Heights Middle School. To date, there haven't been any building systems expenses incurred for this school.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

Greeley 6 (3120) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Fire Alarm Upgrades (3120-SG00005) - - New - Application Number (25)

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

N/A

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

These 5 elementary schools, a middle school, a junior high school and a K-8 school have been through multiple remodels and construction phases. Updating the fire system will ensure a safe environment for staff and students. These systems provide better coverage, modern safety features, and can be integrated across different building sections, reducing risks and ensuring everyone can evacuate quickly in case of an emergency.

The existing fire alarm systems in these buildings do not meet current state and federal code requirements. While they may be grandfathered in, they reflect a safety inequity in the district that we intended to resolve with capital reserve funds. Since those funds have been restricted due to budget limitations and other high need projects, we can make emergency repairs but will need to wait to replace entire systems.

### Project Description

#### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

#### Deficiency

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Each school is presently equipped with a Fire Lite 9600 fire alarm control panel with "horn/strobe" type audible notification. These fire alarm control panels were installed at the time of original construction or more than 25 years ago and are well outside their expected life span and are no longer supported by the manufacturer. Because these systems are obsolete, failure of even a single component could result in school closure until an approved fire watch could be implemented. Even then, replacing the defective component could be problematic since the failure could be due to ground faults in or other electrical deficiencies of the existing wire. We have found that these infrastructure deficiencies are especially problematic as they are time consuming to troubleshoot and rely on old wire and other outdated components. Because the systems could be down for a significant time, this compromises the life safety of students, staff, volunteers and visitors.

While our relationship with our local fire department remains strong, they are also frustrated by the situation as their personnel are at risk when responding to our schools when life safety systems are compromised or not functioning. Another important consideration is that life safety requirements have drastically changed in the past three decades and even when these outdated systems are repaired, they do not meet current codes and standards. For example, the horn/strobe notification is required to be upgraded to voice evacuation at the time of a fire alarm system replacement in order to conform with today's current code and standards. Furthermore, manual pull stations are currently installed at all exits and have become a security concern for the district. The current code allows for the removal of pull stations which will enhance school security.

In the 2012 International Fire Code, the voice evacuation (EV/ACS) system was added as a code requirement for new schools as well as existing schools replacing antiquated fire alarm systems. This addition was to enhance communications throughout the facility in emergency response situations. The main concern is the increase in lockdowns in schools and the ability to effectively communicate to the students, staff and visitors over a functioning, UL listed life safety "paging" system. The fire alarm system has the benefit of being fully supervised and tested yearly creating a reliable way to communicate. Additionally, it benefits the District to consistently have Voice Evacuation systems throughout all their schools for consistent training for emergency situations. Below is a copy of the commentary describing why voice systems were added to schools as a minimum requirement critical for protecting the students and those in their care.

IFC 2012 -907.2.3 Commentary:

Because of concerns of school campus safety serving kindergarten through 12th grade students, specific requirements were put into the 2012 edition of the IBC and the code for enhanced communication between the school administrators, teachers and students when a lockdown plan is activated in Group E occupancies. As a result, emergency voice/alarm communication systems (EV/ACS) are prescribed in Group E occupancies.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Each school was evaluated by a fire protection engineering firm to identify existing conditions and engineer a design to meet current codes and standards. Because the existing fire alarm control panels cannot be repaired or maintained, each school requires a new fire alarm system that is engineered to be compliant with today's codes and standards.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution is a complete fire alarm system replacement at each school. The new system includes voice evacuation, removal of non-required pull stations, and an EST 4 control panel that is consistent with the newer District facilities. The existing wire will be replaced in its entirety. Comprehensive observations during construction by our fire protection engineering firm will ensure the operational integrity, reliability and longevity of the system. Most importantly, the record drawings are accurate and provide a solid foundation for Inspection, Testing and Maintenance requirements for the life of the building. Starting with unsurpassed plans, specifications, and owner customized technical guidelines, the approach of analyzing and optimizing the equipment required to meet project goals will minimize short and long-term costs. This design package encompasses crucial details essential to the design of each fire alarm system. The inherent interconnected nature of fire alarm with other life safety systems including fire sprinklers, elevators, carbon monoxide and egress elements demands a comprehensive analysis of the fire alarm sequence of operations as well as understanding decibel requirements for acoustically distinguishable spaces (ADS).

TLH team has training and expertise that leads to solutions allowing the effective implementation and accurate integration from project inception through final commissioning to ensure timely approvals and commissioning. We understand the depth and breadth of AHJ requirements and responsibilities and we are working closely with our engineering consultant to ensure timely implementation of each fire alarm system. The contractor is required to provide a NICET II or higher technician to supervise the installation in accordance with the State of Colorado requirements for school projects. We have also required a two year warranty period for both parts and labor for each site which will enhance the longevity of the system. Our goal is to ensure the life of each new system exceeds twenty years.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Each site has been evaluated by a fire protection engineer. Detailed bid documents have been engineered to obtain competitive bids from multiple qualified contractors. The EST systems have been chosen for their quality and cost-effectiveness. There are multiple EST distributors in the area which provides the District with flexibility for system support and obtaining a competitive advantage during the bidding process. Finally, EST panels are forwards and backwards compatible, allowing for effective system maintenance and seamless future upgrades if required for system longevity.

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

These replacements are proposed to be completed in the summer of 2026. While each system is currently stable, the safety of the students is at risk if a fire alarm panel component were to fail since the panels are no longer supported by the manufacturer and replacement parts are not available. If the project is not awarded, each of these sites risk the fire alarm panel failing which would require the district to find funds/means for an emergency replacement.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### **Future Plan for Maintenance of Proposed Project**

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Upon the completion of the proposed capital construction project, we will implement a comprehensive plan to ensure the facility is maintained to the highest standards, maximizing its longevity and functionality. This plan incorporates ongoing maintenance, routine inspections, a dedicated capital renewal budget, and a strategic approach to future replacement needs, all aimed at preserving the value and utility of the project over its lifespan.

To support this initiative, we will maintain contracts with accredited service providers specializing in key systems, including fire safety, HVAC, electrical, and plumbing. These providers will be responsible for performing routine maintenance, necessary upgrades, and ensuring all systems remain compliant with local, state, and federal regulations. For fire safety specifically, an accredited company will oversee maintenance and annual testing of fire alarms, sprinkler systems, and extinguishers. This ensures all fire safety measures are always up to code, providing a secure environment for building occupants.

The facility's systems will undergo rigorous annual inspections conducted by certified professionals. This process will verify that all major building components, including HVAC systems, roofing, plumbing, and structural elements, are functioning correctly and efficiently. Preventative maintenance practices will be employed to identify and address minor issues before they escalate, helping to reduce repair costs and extend the life of critical systems.

To ensure financial sustainability, the capital funds budget will include funding for scheduled repairs and upgrades, and will be reviewed and adjusted annually to reflect changing operational demands, inflation, and advancements in technology.

Warranties for major building systems and components will also play a crucial role in minimizing long-term costs. New systems installed as part of this project will be covered by manufacturer warranties, which will be actively managed to ensure timely servicing or replacement if needed. This strategy reduces unanticipated expenses and ensures the durability of the facility's essential systems.

Our facilities management team will serve as the cornerstone of day-to-day operations, ensuring the building remains in optimal condition. This team will conduct regular visual inspections, maintain detailed maintenance logs, and receive ongoing training to stay current with industry best practices. Their efforts will complement the contracted services, providing an additional layer of oversight and care.

Finally, we will develop a long-term replacement and decommissioning plan to address the eventual end of the facility's useful life. This plan will outline estimated replacement timelines and costs for all major components, ensuring the project's sustainability well into the future. By integrating proactive maintenance, financial preparedness, and strategic planning, we will preserve the value of this investment while maintaining a safe, efficient, and functional environment for its users.

### **Adjacent Structures**

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

## AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Greeley 6 (3120) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Fire Alarm Upgrades (3120-SG00005) - - New - Application Number (25)

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

42.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

42%

Results indicate if a waiver is required.

Waiver Not Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,685,464.23
D. Applicant Match to this Project	\$	1,547,894.98
E. Requested BEST Grant Amount	\$	2,137,569.25
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	3,685,464.23

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***



**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2019	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

169


10 % \* **O. Escalation % identified in your project budget**

5 % \* **P. Construction Contingency % identified in your project budget**

6 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

06/01/2026 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

08/13/2027 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district arrived at the estimate for this project through a comprehensive process that involved soliciting bids and collaborating with various contractors and industry experts. A solicitation was issued on BidNet to identify a qualified general contractor to oversee the project. In response, the district received proposals from two highly qualified firms. After evaluating these responses, the district plans to award the contract to Bryan Construction, contingent upon receiving the grant. The project estimate is a combined effort, incorporating input from general contractors, electrical contractors, fire sprinkler contractors, and fire equipment manufacturers. Each contributed their expertise to provide detailed cost projections based on the scope of work, materials required, and labor involved.

There is a unique and atypical consideration that has directly impacted the project cost-commodity price escalations and the potential for future tariff impositions. Given the volatility of global markets and the unpredictable nature of material costs, a 10% material escalation fee has been included in the budget to mitigate these risks, per the contractor's bid that was awarded the project. This adjustment is designed to account for potential price increases in essential materials, such as metals, wiring, and other components critical to the project, which could arise between the time of budgeting and the issuance of the contract.

This proactive measure ensures the project can proceed without delays or financial shortfalls caused by unforeseen cost increases. By factoring in this escalation fee, the district aims to maintain financial flexibility and avoid needing to revise the budget or seek additional funding later in the project. This

consideration reflects the district's effort to plan responsibly in a fluctuating economic environment while safeguarding the project's overall scope and timeline.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

TLH Fire, a specialized engineering firm focused on fire alarm systems, will collaborate closely with key district personnel, including the Assistant Superintendent of Facilities, the Director of Information Technology, and the Network and Infrastructure Manager. Together, they will ensure the seamless execution of the project.

As the district's designated fire protection engineer, TLH Fire will manage a variety of critical tasks, including organizing and attending virtual OAC meetings, performing onsite inspections, and conducting detailed rough wire walks. They will oversee the installation of fire alarm systems, perform pre-tests to ensure functionality, and coordinate inspections with the local fire department.

Additionally, TLH Fire will guide the completion of punch lists to address any remaining tasks, conduct periodic quality assurance inspections during system upgrades, and lead regular project update meetings with the district and contractor. These efforts will ensure the project is completed efficiently, meets all safety standards, and aligns with the district's operational goals.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district adhered to its Board-approved local procurement and purchasing policies by implementing an open, competitive, qualification-based selection process. This process ensured transparency, fairness, and compliance with established standards. Advertisements for the opportunity were published on BidNet, enabling broad visibility and participation from qualified vendors.

The district engaged TLH Fire as its consultant to ensure a thorough evaluation of all proposals. TLH Fire reviewed each submission and presented its recommendations to an internal selection team. This team, composed of representatives from purchasing, information technology, and facilities departments, brought a diverse and specialized perspective to the evaluation process.

The review process included a comprehensive analysis of all submitted Statements of Qualifications (SOQs) and Fee Proposals. Each submission was assessed based on the outlined criteria to identify the most qualified partners for the project. Additionally, TLH Fire will play an integral role in overseeing and ensuring the satisfactory completion of contracts for both Bid Package A and Bid Package B, safeguarding the district's interests throughout the project lifecycle.

This robust approach underscores the district's commitment to selecting capable, reliable partners while maintaining a transparent and competitive process that prioritizes value, quality, and accountability.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to**

**address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

School District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress toward the district's master plan goals. The District has a Capital Reserve account and is able to commit the 58% required match for the BEST Grant. D6 does not need to supplement funding with a waiver.

To date, the fire alarm upgrade project, which has incurred consulting fees totaling \$719,416, has been funded through bond premium dollars. However, the 2019 bond initiative funding is now nearly depleted, leaving no remaining bond funds available to continue supporting the fire alarm upgrades. Additionally, the district prioritized the use of premium funds to construct a combined Career and Technical Education (CTE) Center and Jefferson High School. Furthermore, due to changes in assessed property valuations, Mill Levy Override (MLO) funds are also not a viable option for this project. Any MLO funds allocated for safety and security have already been committed to other critical needs, such as security cameras, school resource officers, and additional safety equipment.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

Specific utility costs are not relevant to this project.

● **Campuses Impacted by this Grant Application** ●

**Liberty J-4 - K-12 Fire Alarm Replacement and Asbestos Abatement - Liberty K-12 - 1966**

<b>District:</b>	Liberty J-4
<b>School Name:</b>	Liberty K-12
<b>Address:</b>	9332 Highway 36
<b>City:</b>	Joes
<b>Gross Area (SF):</b>	38,518
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$13,440,665
<b>Condition Budget:</b>	\$10,594,216
<b>Total FCI:</b>	0.79
<b>Adequacy Index:</b>	0.33



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,786,579	\$2,097,111	1.17
Equipment and Furnishings	\$571,425	\$540,158	0.95
Exterior Enclosure	\$2,118,676	\$171,344	0.08
Fire Protection	\$14,752	\$387,485	26.27
HVAC System	\$2,323,509	\$2,761,180	1.19
Interior Construction and Conveyance	\$2,153,368	\$2,396,566	1.11
Plumbing System	\$715,011	\$850,295	1.19
Site	\$2,135,080	\$1,776,493	0.83
Structure	\$1,622,264	\$1,631	0.00
<b>Overall - Total</b>	<b>\$13,440,665</b>	<b>\$10,982,263</b>	<b>0.82</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Liberty K-12 Boiler	768	0.17	1966	\$201,090	\$44,683
Liberty K-12 Site	1,335,750	0.83	1966	\$2,135,080	\$1,776,493
Liberty K-12 Main	37,750	0.79	1966	\$11,104,495	\$9,161,087
<b>Overall - Total</b>	<b>1,374,268</b>	<b>0.79</b>		<b>\$13,440,665</b>	<b>\$10,982,263</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Liberty J-4

**County:** Yuma

**Project Title:** K-12 Fire Alarm Replacement and Asbestos Abatement

<b>Current Grant Request:</b>	\$207,636.41	<b>CDE Minimum Match %:</b>	55%
<b>Current Applicant Match:</b>	\$69,212.14	<b>Actual Match % Provided:</b>	25%
<b>Current Project Request:</b>	\$276,848.55	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2025 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$276,848.55	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$7.38	<b>Does this Qualify for HPCP?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.24	<b>Affected Pupils:</b>	76
<b>Hard Costs Per Sq Ft:</b>	\$7.14	<b>Cost Per Pupil:</b>	\$3,643
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	493
<b>Previous BEST Total \$:</b>	\$262,840.20		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	76	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$15,084,490	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median:</small>	<small>\$133,539,963</small>	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$198,480	<b>Year(s) Bond Failed:</b>	
<small>Statewide PPAV:</small>	<small>\$215,398</small>	<b>Outstanding Bonded Debt:</b>	\$0
<b>Median Household Income:</b>	\$98,750	<b>Total Bond Capacity:</b>	\$3,016,898
<small>Statewide Avg:</small>	<small>\$79,577</small>	<small>Statewide Median:</small>	<small>\$26,607,993</small>
<b>Free Reduced Lunch %:</b>	*	<b>Bond Capacity Remaining:</b>	\$3,016,898
<small>Statewide District Avg:</small>	<small>50.51%</small>	<small>Statewide Median:</small>	<small>\$15,364,212</small>
<b>Total Mills \$/Capita:</b>	\$1,003.26		
<small>Statewide Avg:</small>	<small>\$1,368</small>		

I. Facility Profile

**Liberty J-4 (3230) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Fire Alarm Replacement and Asbestos Abatement (3230-SG00001) - - New - Application Number (19)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Liberty J-4 - 3230

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> <input type="text" value="Gymnasium, Locker Rooms"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Liberty K12 was constructed in 1966 by the Liberty School District. Since its original construction, an addition was added to the facility in 1991. Several other needed upgrades have been completed over the years as listed in Section F (Capital Improvements).

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has invested in several major capital improvements since the facility was originally constructed.

An addition and renovation was completed in 1991 that added an additional 500 square feet and, more importantly, allowed the front office, library, and other spaces to be renovated to serve in more useful ways than the original layout.

In 2014, a new standing seam metal roofing system was added to the building to replace the failing roof. This was a much needed improvement, addressing a very leaky and inefficient existing roof.

In 2021, the district elected to complete a wholesale replacement of the lighting systems. Removing the antiquated fluorescent lighting was a significant improvement to the functionality of our education spaces and resulted in a drastic reduction in the maintenance staff's time and yearly costs. The new LED lighting made it easier to see, reduced strain on occupants' eyes, and reduced energy consumption as well.



Another much needed improvement, completed in 2023, was an exterior window replacement project. These new windows have reduced drafty winds that were heard/felt in the classrooms, improved energy efficiency, and more adequately secured the perimeter of our facility.

Also in 2023, the district added a new security camera system to our facility. This much-needed security upgrade made monitoring conditions inside and out of our facility much easier. This system also ties into our front door bell, meaning we can identify individuals before they enter the facility.

In the summer of 2025, the district intends to implement a new HVAC system installation utilizing geothermal technology. The need for this request (fire alarm/abatement) was identified late in the design/development process of the new HVAC system. During the permit review process, issues were identified with the reuse/expansion of our existing fire alarm system, that is original to the building. Also identified late during the design process was significant abatement cost identified by additional investigation and testing of hazardous materials.

In parallel to the HVAC efforts, the district also is working to complete a safety and security project that will include applying riot-control laminate (film) to all exterior windows and bullet-resistant security laminate (film) to the interior STEM classroom windows which serves as a saferoom for our facility. to add to our facility. This project is funded through an Office of School Safety grant and should be completed by June 2025.

#### Project List

- New geothermal VRF HVAC system
- New safety film for all existing exterior windows as well as interior STEM room windows - New security camera system
- Replacement of all exterior windows
- LED lighting upgrade (building-wide)

## G. Historical Capital Outlay Budgeting

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Liberty School District J4 has a long-standing commitment to maintaining and improving its facilities to ensure a safe and effective learning environment for all students and staff. Each year, the district carefully plans and allocates funds to address capital needs and building repairs, reflecting its dedication to preserving the integrity and functionality of its infrastructure. As part of this commitment, Liberty includes a specific line item in the adopted annual budget dedicated to maintenance and facility infrastructure replacements. This proactive approach ensures that routine upkeep and necessary repairs are addressed in a timely manner, minimizing disruptions to the educational process.

Funding for these building repairs and maintenance projects comes directly from the district's General Fund. This allocation supports a wide range of needs, from routine maintenance tasks to larger-scale facility upgrades. Just as the needs of our building change each year, the amount allocated changes as well. This flexibility allows the district to respond to emerging priorities, unforeseen repairs, and evolving facility requirements, ensuring that resources are directed where they are most needed.

At the end of each fiscal year, the district evaluates its financial standing to determine how much money from the General Fund can be moved to reserves. By carefully managing our budget and prioritizing facility maintenance, Liberty School District J4 continues to provide a safe, supportive, and well-maintained environment for its students and staff while creating a sufficient balance to fund the necessary match for this project.

In preparation for this grant application, the development team created an Operation and Maintenance Estimate for the labor hours associated with maintaining the new HVAC equipment. This estimate focused on the hours necessary to maintain the critical infrastructure but did not include parts budget as most parts for the foreseeable future will be covered under the equipment warranty. Parts not covered under warranty should be fairly negligible and much less than the costs incurred in recent years with our failing systems. This tool demonstrates a need for the district to budget around \$25k-30k a year (including parts), which should be financially viable and sufficient to address any concerns that may arise. This O&M Estimate is attached below for review.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Liberty J-4 (3230) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Fire Alarm Replacement and Asbestos Abatement (3230-SG00001) - - New - Application Number (19)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

#### \* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

### C. Executive Summary

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This application aims to address critical health and safety items. The two primary scopes are the replacement of the original 1966 fire alarm system as well as significant asbestos abatement/removal. The district is currently working to implement an HVAC system overhaul and during development, several additional scope items were identified. The magnitude of these project solutions is well outside of what was originally budgeted/planned during the development of the HVAC project, and as such, Liberty School desperately needs CDE's assistance to fund these necessary projects.

#### Fire Alarm Replacement

A new fire alarm system has been identified as a critical item that will need to be addressed as part of the HVAC project. Additional details regarding the HVAC project can be found in sections D and H below. This new fire alarm is required due to the limitations of the existing alarm system and the lack of support necessary to incorporate new equipment into the old fire alarm panel. This new system will also include additional safety and functionality associated with a direct connection between the planned mechanical equipment and the fire alarm system itself. Currently, the systems do not communicate with one another, meaning there is a potential delay between an event occurring and notification from the alarm system. Modern code requires HVAC equipment to interconnect with the fire alarm panel, and to shut down in the event of a fire. Currently, none of our HVAC equipment includes this functionality posing a potential safety concern that will be rectified as part of this project.

Originally budgeted in the HVAC project were modifications to the existing system/panel. Unfortunately, based on the antiquated systems, this is not possible. This pushed the budget well beyond what the district is able to fund without assistance from CDE.

Additionally, to verify the urgency and needed replacement of this fire alarm system, the district reviewed the CDE Facility Conditions Assessment Report which notes that the priority replacement rating for this system is a 3, meaning due for replacement within five years of reporting. The report also notes that this system is well beyond the useful life expectancy and highlights deficiencies that very much align with the deficiencies noted in this grant application.

Lastly, the SCI score given to the fire alarm system is a 1.25 further demonstrating this urgent need.

#### Asbestos Abatement

Also included in this request is funds to address significant asbestos abatement and removal. The amount of asbestos that needs to be removed is significantly more than we expected during the planning phase of our HVAC project. Completion of the HVAC and fire alarm replacement is only possible after the removal of this asbestos containing material. This abatement will ensure a safe and healthy environment for our students and staff and for the workers who will be installing the infrastructure for our HVAC and fire alarm systems.

### Project Description

### **Priorities of the BEST Grant**

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
  
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### **Deficiency**

\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Since the primary purpose of this grant request stems from the need for a modern fire alarm system to satisfy modern code requirements associated with the installation of our new HVAC system, the deficiency section includes deficiencies of the fire alarm system itself, the necessary abatement and the HVAC system replacement itself.

Fire Alarm Issues (SCI Score: 1.25, with several noted deficiencies matching many of the below items. CDE priority indicator: 3, replacement due within five years.)

While the current fire alarm system undergoes regular testing and up until recently has proven that, within its limited functionality, it does "work" properly that unfortunately has not been the case as of recently. Even when functioning, the system has significant limitations and as mentioned above, the basic functions are now beginning to be questioned. For example, just this past week, during a monthly fire drill, even with the system being placed in "test mode", an alert for a "general emergency" was sent to dispatch. This failure to operate is making the district question the functionality of the system for the long term.

As noted earlier, the Statitrol fire alarm system (original to the building - 1966) also lacks the ability to accept input from external sources including HVAC infrastructure. Having this communication between these two systems is critical for the health and safety of building occupants, and is mandated by modern mechanical and fire protection codes.

The newly installed air-side equipment will include dedicated smoke detectors in return air ductwork of large equipment such as the gymnasium air handler. Duct smoke detectors significantly reduce the risk of fire spreading throughout the facility, as they not only will trigger an alarm when warranted but will also shut down the HVAC equipment to prevent smoke transmission and help to delay flame spread until the fire department arrives.

In addition, the proposed fire alarm system upgrade will include enhanced visual device and speaker notification coverage throughout the facility, as required by the 2024 version of the International Building Code (IBC). Combination smoke and carbon dioxide smoke detectors will also be included near fuel-burning appliances in the kitchen and adjacent mechanical plant/storage building. New manual pull stations near building exits will also be included.

#### Asbestos Abatement Issues

Having been constructed in 1966, our facility contains significant quantities of asbestos material. The areas of the building that will be under heavy construction for installation of the new HVAC and fire alarm systems must be abated to allow for safe installation and operation of the new systems. The primary areas of concern include the insulation, gypsum board, and joint compound among others. A few years ago our district received a proposal for a full building abatement that was well outside of the budget for our district. That proposal was almost three quarters of a million dollars and at the time was not considered a high priority due to the concealed nature of the material and the minimal disturbance planned in these areas.

At the onset of the HVAC project investigation, we developed a budget for abatement in only the areas where work would be affected by the presence of asbestos. A concerted effort was made to minimize the amount of asbestos exposure in the planned work by our engineering team. However, it was not possible to develop a plan without significant abatement given the ubiquitous nature of the material in our facility.

#### HVAC System Issues

(Below is details regarding the HVAC project the district is currently working on. This was the impetus that caused the need for both abatement and a new fire alarm. This project is funded by the district and other grant programs. No CDE funds our being requested for this scope at this time. If CDE supports the fire alarm and asbestos, all projects should be completed by the fall of 2025.)

In the spring of 2024, one of our two gymnasium hydronic air handling units experienced a catastrophic failure when a supply lines burst, damaging the gymnasium floor and rendering the unit inoperable. The other heater is currently operating and trying to heat the gymnasium but is unable to maintain proper temperature and ventilation requirements for the space.

The desire to make lasting improvements to the building, above and beyond costly "band aid" solutions that do not result in long-term improvements in functionality and comfort, led the district to reach out to area experts on school district HVAC renovations. The engineers selected to assist us took a holistic look at the building and developed a Facility Assessment focused on HVAC system deficiencies. From this report, the District learned that our current HVAC system has critical deficiencies that standard and routine maintenance cannot address.

A summary of noted deficiencies is listed below, in no particular order of importance.

- Heating System Reliability

This issue was the original impetus for further investigation into our facility's infrastructure. When the gymnasium heater went down, we began to ask questions about other portions of the building. It was discovered that 100% of the heating for our facility comes from our central boiler plant which is well beyond its service life. As such, if this equipment were to experience a catastrophic failure, our facility, essential in our community for education and many other functions, would become completely unusable.

- Ventilation Capabilities

The current heating system is completely lacking proper ventilation capabilities. Proper ventilation is required by code to provide safe and healthy operation. Having inadequate ventilation capabilities is unacceptable in a modern school environment and directly impacts the health of students and their ability to learn within the school.

- Air Conditioning

Being a staple facility for the community, we operate our building year-round. Currently, window A/C units are utilized in the classrooms for a degree of cooling, but these temporary solutions are unable to meet the school's needs. Larger spaces like the gym and kitchen/cafeteria currently have no cooling. These window units also pose a safety concern for students and staff at our facility during the school year, being a single-story facility.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Fire Alarm

The need for a new fire alarm system was identified during the design phase of our HVAC project. Unfortunately, this issue was discovered at the tail end of the engineering design during the Department of Fire Prevention and Control (DFPC) plan review pre-submittal meeting, and due to the overall project costs of this significant HVAC improvement, the district is unable to absorb the entirety of the additional cost for this added scope.

Our engineering team worked with both our fire inspector and the DFPC to try to find alternatives to a whole system replacement. A solution regarding controls integration at the air handler to shut off the system locally rather than report back to the panel was evaluated as an option but was determined to not be fully adherent to code. A variance was also considered but not further pursued once the district had a solid understanding of the significant limitations surrounding our current system and based on the feedback given by the appropriate authorities. Failed recent testing of this system greatly increased the immediacy of this project need as described in section D. Deficiency above.

Unfortunately, efforts to reuse the existing infrastructure and avoid a wholesale replacement fell short. The system currently utilized is unable to be modified to accept additional inputs/functions or provide system functionality required by modern building codes. The panel is also a legacy product for which parts are unavailable and have been for quite some time. With no ability to modify the existing infrastructure, the team began planning a full replacement. The cost of this replacement was estimated by our engineering team and verified by bids from two area contractors.

To demonstrate the district's due diligence and efforts to right-size the project costs, the district compared the received bids to the CDE Facility Condition

Assessment Report and identified significant savings compared to the estimated replacement costs noted in this report. With our current replacement proposal, our final project cost is roughly \$50,000 under CDE's Replacement Cost of \$239,000.

#### Asbestos Abatement

At the onset of the HVAC system design, the development team put together an initial estimate based on prior experience with similar buildings and using the testing report previously completed for the district. Further along in the development process, the team requested a more thorough investigation be completed to inform cost estimates of abatement contractors. Unfortunately, there were delays at this step of the process due to limited availability of the hazardous material testing company.

This additional testing and the provided report has since been acquired by the district. Fortunately the test results came back beneficial, reducing the abatement/demolition costs from the original \$280k bid, provided in this application, to a much more reasonable \$90k also attached to this application. The district has now reached out to additional providers and currently has received two proposals with a third and possibly fourth incoming.

#### Conclusion

Even with this significant reduction to the overall abatement and fire alarm project, this BEST request is paramount to the overall success of the project.

### **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

#### Fire Alarm:

Based on the in-depth analysis of the fire alarm system, it is clear that the only code-approved and pragmatic solution is a holistic replacement of the existing system. This will include a new main panel, replacement sensors, smoke detectors (in the new HVAC equipment), audio and visual alarms, manual pull stations, and enhanced communication and monitoring functionality.

The new system will include all of the features and functionality of a modern fire alarm system. This will greatly reduce the risk of fire damage spreading throughout the facility and greatly decrease the time between a fire occurring and notification of the local fire department.

While the current system is a detection and alert-only system, the new fire alarm system has to actively manage the operation of critical HVAC equipment including the air handling equipment. When a fire is detected, the fire alarm system will do multiple things simultaneously. It will alert building occupants to evacuate the facility. It will actively communicate with the HVAC unit controllers to shut off the equipment to limit the spread of smoke throughout different areas of the facility. It will alert the local fire department to send help to extinguish the fire. These active control features are primary functions that we are unable to add to the current system, and that are mandated in a fully upgraded and code compliant replacement solution.

#### Asbestos Abatement:



The proposed solution includes abatement of all friable asbestos containing materials that have been identified as a barrier to demolition and construction work associated with the HVAC and fire alarm replacement. The removal of all known material in the areas where work will be done is the only way to safely proceed with other scope of work. The abatement scope is significantly less than what would be required to abate the whole building, which is not feasible at this time.

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

#### Fire Alarm:

As described above in Section E, the district was quite limited in our decision about the fire alarm replacement. The 2021 editions of the International Mechanical Code and International Fire Code require integration of all air handling systems with design capacities exceeding 2,000 CFM into a schools fire alarm detection system. Multiple fire alarm companies were contacted to provide feedback on what could be done to remedy this need. Both companies agreed that the only code compliant and permissible solution was a holistic replacement.

When efforts fell short to identify a way to integrate the new features, including duct smoke detectors, into the system, we began investigating options for a full system replacement. The scope of work is now better understood, and preliminary pricing (ROM) has been provided from two area contractors. The average of those two proposals has been included in the CCA Budget tool and is believed to be sufficient to complete the proposed work once the scope and pricing is finalized.

#### Asbestos Abatement:

The scope of work that has been proposed at this time stems from the thorough testing completed over the past several months. These tests sampled known areas of asbestos containing materials as well as locations identified by the engineering team where demolition and new work is being proposed. This level of due diligence was the only way to fully understand the cost impacts of a project like this because every building is different and every surface has its own unique properties. The characteristics and composition of these surfaces is not something that is a known quantity during the development process.

### **Urgency**

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Similar to the Deficiency section, the urgency of this project will be split into the two components, the fire alarm replacement and the currently underway HVAC system replacement.

#### Fire Alarm Replacement Urgency:

In order to finish the HVAC system installation, the district has to implement a plan to replace the fire alarm system. The district will not receive its certificate of occupancy if the new HVAC system is installed without proper integration to the fire alarm system. The district has exhausted every possible means of funding the proposed HVAC improvement project, with assistance from community benefactors and competitive grant awards specific to geothermal

systems. Combining these funding options with conservative fiscal spending in recent years, has put us in the position to make these much needed improvements a reality. If the district was not fully constrained financially, paying for the HVAC improvements without assistance from CDE, this request would not be necessary. The district evaluated requesting BEST grant funds for the HVAC project as a whole, but the delay in construction, missing the summer of 2025 was not an option.

If this funding is not awarded, the district will be forced to stretch our already strained budget even further and hope the lease purchase financing, established for the HVAC project, can be increased to cover these expenses. This will, however, limit our budget for other necessary items across the district including educational and programming material to match our growing student population, staffing needs including salary raises, new buses for student transportation, etc.

The district has invested too much at this point to not proceed with the HVAC project. We desperately need this funding to minimize additional impact to our already strained yearly operating budget and complete this much needed fire alarm replacement project immediately.

Asbestos Abatement Urgency:

The need for this request is extremely urgent, as abatement is a necessary prerequisite to complete the HVAC and fire alarm projects. No general construction tasks can be conducted without this work being completed. All other avenues to design the system without requiring significant abatement have been exhausted at this point. If this grant is not awarded, the district will have to evaluate adding this project to our overall project financing. However, banking lenders have expressed concerns with adding this significant dollar amount to anticipated project financing.

HVAC System Replacement Urgency:

The reality is that the Liberty K12 School has needed a new HVAC system for many years. The financial soundness necessary to complete a project like this had been a financial barrier, but Liberty Schools diligently saved for multiple budget years to secure the funding needed for a significant down payment, and worked hard to identify and obtain other funding sources. The original HVAC system infrastructure and equipment will only continue to fail at a more rapid rate as it gets even older. The district strongly desires to offer a healthy, safe, and comfortable learning environment for students and staff. The new system not only will provide reliable heating, but will dramatically improve the indoor air quality and create a much more comfortable building for the community to utilize year round.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

To maintain a safe learning environment, the Liberty School District is fully committed to maintaining the new fire alarm system. Unlike other mechanical systems, fire alarm systems generally require minimal annual maintenance. The system will be tested, similar to the existing system, and if maintenance is needed, will be performed promptly. The anticipated costs of repairs for this system is small and can likely be included in the annual budget that is established each year for maintenance of our facility and its components.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

### AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

\* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

### Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Liberty J-4 (3230) District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Fire Alarm Replacement and Asbestos Abatement (3230-SG00001) - - New - Application Number (19)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

55.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

25

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	276,848.55
D. Applicant Match to this Project	\$	69,212.14
E. Requested BEST Grant Amount	\$	207,636.41
F. Previous Grant Awards to this Project (if supplemental request)	\$	0.00
G. Previous Matches to this Project (if supplemental request)	\$	0.00
H. Total All Phases	\$	276,848.55

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

*Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.*

**If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.**

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing

Other (please describe)

Matching funds for this project were made possible by specifically setting aside a portion of the HVAC project's downpayment funding for this fire alarm and asbestos abatement projects. The district has worked diligently over the past six budget cycles to create a cash balance of over \$1.1M to be used for these projects, including a much-appreciated \$100k funded through the generosity of a donor from the community. The majority of this money is funding the down payment necessary for the lease purchase financing agreement funding the HVAC project but \$128k has been set aside to fund our required match.

To bridge the gap between the district's funds and the \$5M HVAC project, external funding was identified. The identified funding options include the Colorado Energy Office (CEO) Public Building Electrification Grant (PBEG), the CEO Geothermal Energy Grant Program (GEGP), the CEO Investment Tax Credit (ITC), and the Federal Inflation Reduction Act (IRA).

The district also investigated options for funding through our insurance policy. Unfortunately they couldn't provide significant funds for either the fire alarm replacement or the abatement projects; however, they were able to provide approximately \$50k for the failed gymnasium HVAC unit.

The remaining balance, not funded by these external sources, is being borrowed through a lease purchase financing agreement. This lease purchase agreement is quite significant, and has to include the funds necessary to complete the project in its entirety before any reimbursement can be provided. For example, the IRA funding, estimated to be roughly \$1.5M, will not be obtained until tax year 2026 at the earliest. This puts a lot of strain on the district to borrow these funds and make the necessary payments until that funding becomes available. This significant loan is a large part of why the Liberty School District cannot stretch our finances any further to fund the additional fire alarm and abatement scope requested in this application.

In an attempt to forgo the BEST grant funding once this additional scope for a fire alarm system replacement and asbestos abatement was identified, the district worked to identify additional funding opportunities for either project to free up district funds. This effort, unfortunately, was unsuccessful. We desperately need BEST funding; otherwise we may have to seek additional loans to pay for these improvements, putting significant strain on our already tight budget/fund balance.

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)


% \* **O. Escalation % identified in your project budget**

% \* **P. Construction Contingency % identified in your project budget**

% \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*



**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*



**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**



As soon as the need for a new fire alarm system and additional asbestos abatement was identified, the team worked with industry vendors and contractors to develop a budget for the project. The budget can be found attached to this application for review. This includes construction management and oversight costs of our design builder as well as costs associated with the anticipated design/development of this added scope.

For the fire alarm system replacement, the district received preliminary pricing from two area contractors, one of which is the company that has conducted the onsite inspections/testing of our current system for many years. The budget used for this project represents the average of those two bids, given the preliminary nature of this pricing effort. The budget for the asbestos abatement was gathered through several rounds of competitive bidding utilizing our Additional ACM Testing Report and discussions with the engineering team about the location of the proposed HVAC installation. This additional testing report can be viewed in the attachment section of this request.

On account of having only preliminary proposals in hand, and a short gap between now and the final pricing exercise which will occur later this summer, the district has included minimal funds (3%) for cost escalation.

Having finalized plans for the HVAC system removes much of the guess work of the coordination effort and scope overlap for the fire alarm and abatement projects needed to complete the HVAC project. That said, all renovation projects carry risk associated with project unknowns. To ensure adequate funds are available to cover costs associated with unknown costs that arise, a 3% construction contingency has been included in our proposed project budget.

Also in alignment with best practices, the district has included a 3% for owners contingency to complete additional scope if necessary.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Fire Alarm:

To follow the available CDE guidelines, our design-builder/general contractor was procured through a competitive selection process. In July of 2024 the district advertised for a design build partner and received interest from multiple firms. The board elected to proceed with our chosen firm based on their outstanding track record with neighboring districts and overall approach to facility improvements. Our design build partner has assisted the district in procuring the necessary subcontractors for the HVAC project as well as the Fire Alarm Replacement.

To select the final subcontractor responsible for the new fire alarm installation, Liberty Schools alongside our design build partner, will publish an RFP once the final design is complete, requesting proposals from qualified contractors. If additional contractors are not identified that may be interested in the work, Liberty Schools would appreciate the assistance from BEST, utilizing the contractor ListServ to solicit additional proposals.

Due to the timing of the installation, currently our chosen design-builder is responsible for managing the coordination of this work with the mechanical contractor, also procured through a competitive bidding process, facilitated by the design-builder. Our design-build team will manage all aspects of the project including finalizing the bill of materials necessary to complete the work, developing and coordinating the installation of the scope of work, and ensuring permitting and plan review is completed.

Asbestos Abatement:

While our design builder will coordinate and manage the asbestos abatement work, they will not complete the work under their design build contract. The development team has, however, assisted with the initial planning of this scope and is factoring this work into their overall project implementation plan/schedule. Due to insurance and licensing requirements associated with this specialty service, an abatement contractor will be procured as described below in Section V Procurement.

## Procurement

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Liberty School District's procurement processes and procedures fully align with those of CDE, and we fully embrace the role of competition to drive down project costs and increase chances of project success.

### Fire Alarm:

Our design-builder was procured in July of 2024 through a competitive RFQ. The subcontractor that will install the fire alarm system will also be selected through a competitive bid process managed by our design-builder. The district will directly contact two known vendors that support this area, will publish a notice on the district webpage, and may request assistance from BEST through the provider ListServ.

### Abatement:

To select the best value and most qualified contractor, a competitive selection process will be completed before beginning the work. Bids will be requested to make a fully informed pricing comparison based on the finalized scope of work. The district will advertise on the district website and reach out to several known contractors that conduct work in this area. If we are unable to obtain competitive bids for this work, the district may request assistance from CDE to advertise for this work. In compliance with our internal district policies, we will attempt to obtain a minimum of three proposals/bids for consideration.

## Other funding options

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

While several funding mechanisms exist for the HVAC portion of the project, especially the geothermal aspects, no funding has been identified specifically for the fire alarm system and asbestos abatement. The district investigated any available funding from our CSDSIP insurance policy. Unfortunately the current proposed work is ineligible for funding.

Identification of the funding sources for the HVAC system listed below is the only reason this project as a whole can come to fruition.

Without these funds, the district would likely have needed to try to fund more of this project with BEST dollars and delay the project an additional year.

CEO GEGP - \$246k

CEO ITC - \$1.1M

Federal IRA - \$1.8M

Insurance Claim for Gym AHU Failure - \$50k

**Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

N/A



**District or BOCES Name:** Liberty J-4

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

Liberty has worked diligently to save \$1,000,000 as a matching contribution towards our HVAC project planned to be completed in the Fall of 2025. In order to complete this project the district had to identify and obtain various funding sources sufficient to complete this \$5M endeavor.

Recognizing the urgent need for reliable heating and proper indoor air quality lead Liberty to make strategic decisions about completing this HVAC project outside of a BEST grant due to the delays in project timeline associated with doing so. Instead, the district prioritized moving forward with the project which could be completed in a more immediate timeframe to ensure our students and staff have access to a safe and comfortable learning environment.

However, Liberty has since been informed that in order to complete the proposed project, our existing fire alarm system, which is original to the building, will need to be replaced. The cost to replace the fire alarm system is estimated at approximately \$200,000. Additionally, the necessary abatement work, originally assumed to be relatively minor based on a previous testing reports, is actually quite significant (~\$300,000). These unforeseen costs, totaling north of \$500,000, present a significant financial burden to our district, which has already stretched its resources to ensure this project moves forward.

If the grant/waiver is not awarded, this would greatly limit our districts ability to address other needs, including educational and programming materials to match our growing student population, staffing needs including salary raises, new buses for student transportation, etc.

(3000 characters max)

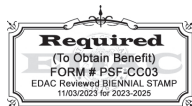
2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Over the past few years, Liberty has grown from approximately 62 students to 78 students, increasing the demand for resources and support. As our student population grows, so do our financial challenges, including the need for updated technology, bus repairs and replacements, and curriculum enhancements to meet the evolving needs of our students.

The installation of the HVAC system(replacing our aging boiler heating system and adding central air conditioning and ventilation) is already a significant financial commitment. However, the additional costs associated with installing a new fire alarm system and the required abatement further strain our limited budget. These expenses will greatly limit our district's ability to address other critical needs in the near future. A reduction in the required matching contribution would help ease this burden, allowing us to continue providing high-quality educational opportunities for our students.

As described below in question 2.a. you will see that while we currently, on paper, have available bonding capacity, that is however fully spoken for in order to fund the HVAC project without the fire alarm and abatement scope.

(3000 characters max)





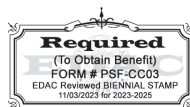
*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

<b>Match Factor (To be Completed by CDE)</b>	<b>Figure Used in Match Calculation</b>	<b>Weighted %</b>	<b>Out of Weighted Max%</b>
Per Pupil Assessed Value	\$198,480.13	5%	10% max
Median Household Income	\$98,750	20.79%	25% max
Free and Reduced Lunch %	(CDE data suppressed for PII)	15.87%	25% max
Bond Elections in the last 10 years	0	-0%	-2% per/max -10
Total Mills \$/Capita	\$1,003.26	10.89%	20% max
Remaining Bond Capacity	\$3,016,898	2.81%	20% max
	<b>Total CDE Minimum Match</b>	<b>55%</b>	<b>100%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

Remaining Bond Capacity - While the above table demonstrates a bonding capacity of north of \$3M, the district is currently pursuing a lease purchase finance agreement that will utilize all of this available capacity with an estimated loan balance of \$3.4M. This loan is already a challenge for the district of our size to handle, fortunately there is hope that the state's budgeting issues will improve in the coming years, and our project will qualify for federal reimbursement for a portion of our project as made available by the Inflation Reduciton Act. Due to instability in the governments position on future funding, we are unable to absorb the additional costs for the fire alarm and abatement in our already significant loan balance.

(3000 characters max)





3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

All available funding sources have been identified and secured to limit the district financial contributions necessary to complete the proposed HVAC project scope. Unfortunately, while the below list was developed prior to the need for additional project scope (fire alarm/abatement) no additional monies can be requested or funded at this time. The CDE BEST grant is our last hope of securing additional funds to complete the project in its entirety.

Other Funding

CEO PBEG - \$500k  
CEO GEGP - \$246k  
CEO ITC - \$1.1M  
Federal IRA - \$1.8M  
Insurance Claim for Gym AHU Failure - \$50k

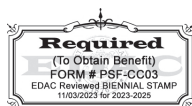
Our community is in full support of this project and sees significant benefits for our students and the neighboring community as a whole. One community member has even pledged a donation of \$100k which will be used as a down payment to limit our annual lease payments for the project. We are beyond thankful for the community support and wish to complete this project on time and on budget to proceed with our educational mission in the following years.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	55%
Match Percentage Requested	25%
Amount of requested reduction from CDE Minimum	30

Is a Statutory Limit Waiver also being submitted?  Y  N



● **Campuses Impacted by this Grant Application** ●

**Mountain Song Community School - Supplemental FY24 K-8 Renovation and Addition - Mountain Song Community School - 1901**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Mountain Song Community School
<b>Address:</b>	2904 West Kiowa Street
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	32,643
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$11,359,907
<b>Condition Budget:</b>	\$8,068,450
<b>Total FCI:</b>	0.71
<b>Adequacy Index:</b>	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,618,715	\$1,937,203	1.20
Equipment and Furnishings	\$143,882	\$179,853	1.25
Exterior Enclosure	\$2,016,422	\$425,589	0.21
Fire Protection	\$1,740	\$336,815	193.62
HVAC System	\$2,358,767	\$2,161,849	0.92
Interior Construction and Conveyance	\$2,783,697	\$2,278,666	0.82
Plumbing System	\$491,080	\$426,224	0.87
Site	\$647,427	\$553,347	0.85
Structure	\$1,298,177	\$105,723	0.08
<b>Overall - Total</b>	<b>\$11,359,907</b>	<b>\$8,405,269</b>	<b>0.74</b>

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Mountain Song Community School Site	74,052	0.85	1901	\$647,427	\$553,347
Mountain Song Community School Main	32,643	0.70	1901	\$10,712,480	\$7,851,922
<b>Overall - Total</b>	<b>106,695</b>	<b>0.71</b>		<b>\$11,359,907</b>	<b>\$8,405,269</b>

# BEST FY2025-26 GRANT APPLICATION DATA

**Applicant Name:** Mountain Song Community School

**County:** El Paso

**Project Title:** Supplemental FY24 K-8 Renovation and Addition

<b>Current Grant Request:</b>	\$3,683,330.05	<b>CDE Minimum Match %:</b>	15%
<b>Current Applicant Match:</b>	\$250,170.64	<b>Actual Match % Provided:</b>	6.36%
<b>Current Project Request:</b>	\$3,933,500.69	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$8,992,888.96	<b>Contingent on a 2024 Bond?</b>	No
<b>Previous Matches:</b>	\$1,841,917.02	<b>Historical Register?</b>	No
<b>Total of All Phases:</b>	\$14,768,306.67	<b>Adverse Historical Effect?</b>	No
<b>Cost Per Sq Ft:</b>	\$372.62	<b>Does this Qualify for HPCP?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$1.45	<b>Affected Pupils:</b>	364
<b>Hard Costs Per Sq Ft:</b>	\$97.80	<b>Cost Per Pupil:</b>	\$10,806
<b>Previous BEST Grant(s):</b>	1	<b>Gross Sq Ft Per Pupil:</b>	109
<b>Previous BEST Total \$:</b>	\$8,992,888.98		

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25%	<b>FY24-25 CSCC Allocation:</b>	\$137,525.14
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Funding Attempts:</b>	5	<b>Free Reduced Lunch %</b>	44.00%
		<small>Statewide Charter Avg: 45.1%</small>	



I. Facility Profile

**Mountain Song Community School (8001-5851-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 K-8 Renovation and Addition (8001-5851-C-SG00001) - - New - Application Number (2)**

## I. Facility Profile

**\* Please provide information to complete the Facility Profile**

### \* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

#### \* Facility Name & Code

Mountain Song Community School - 8001-5851-C ▼

Other, not listed

### \* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

\*

### Facility Ownership

**We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"**

**C. Who is the facility owned by?**

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

**\* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Mountain Song Community School (MSCS) facilities that currently operate under outstanding financing would return to the tax-exempt bond holder. Typically, bond holders will support the ongoing use of facilities for public school use. Any facility clear of financing obligations would be returned to CSI or the authorizing district.

\*

**Facility Condition**

**\* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The MSCS facility was originally built in 1901, and two wings were added in 1947 and 1952 to the west and east sides of the original 3-level building. This school was purchased in April 2022 by MSCS from Colorado Springs District 11.

MSCS leased this building for the first nine years of its existence. The decision to purchase the building was made after an extensive two-year search for a permanent site. Six alternate sites were identified and seriously studied. After a two-year process of careful vetting, MSCS was able to strike an agreement with D11 in 2022 to purchase the existing school and playground.

The historic 3-level building has high ceilings in its classrooms and wooden floors throughout much of the school. It lacks, however, several critical life-safety and health essential requirements.

Without a kitchen and cafeteria, or a safe way to store and transport food, the school has no sustainable way of providing essential healthy meals to its students, nearly half of whom experience food insecurity. The school has no secure vestibule upon entry, allowing visitors and intruders who make it past the locked door unfettered and open access to all floors of the school. The school is currently unable to provide safe and healthy air quality or even minimal

ventilation and air flow to students and staff due to the outdated and failing mechanical system. Further, the only access to any of the 3 floors of classrooms and restrooms are via extensive stairways, leaving injured students and staff no safe way of navigating the school without an elevator. Finally, the higher-than-average percentage of students with disabilities at the school have no safe and secure areas for de-escalation and therapies due to lack of required SPED classroom spaces.

These are the deficiencies we believe the 2023-24 BEST Grant awarded to MSCS and the 2025-26 BEST Supplemental Grant, in addition to our matching resources and capital grants, can remedy. The original 2023-24 BEST grant addresses the HVAC replacement and provides a single-story addition with a secure vestibule, security equipment upgrades, a shell kitchen and full cafeteria. This approved reduction in scope is referred to as the Base-bid throughout this application. The 2025-26 Supplemental Funding Request, necessary due to unforeseen conditions and cost escalation, restores solutions that were value engineered from the project due to budget constraints. The 2025-26 Supplemental Funding Request restores the SPED classrooms on the second level of the addition, elevator, lift, and functional kitchen to the project.

MSCS will be an exceptional school facility when updated with a kitchen, cafeteria, secure vestibule, elevator, lift, new HVAC system, and safe special education classrooms. This facility has performed as a school for 124 years. With the correction of the current safety and health deficiencies, it is the perfect size and location for the current 364 enrolled students at MSCS.

**\* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

MSCS purchased this school facility in April 2022. Since then, MSCS made three capital improvements: 1) a water line was installed to the adjacent farm garden; 2) a shade structure was installed at the garden to provide relief for from the relentless sun for all students during their twice-a-week classes in the garden; and 3) a temporary bridging solution was installed to extend the life of the failing HVAC Building Automated System (BAS) controls, a tenuous solution that has been repaired multiple times in the past 24 months.

Prior to purchasing the school, MSCS leased the building from Colorado Springs District 11. MSCS was forbidden to make improvements to the school while under lease. During this time, D11 conducted routine maintenance of the school building systems only. No improvements have been made to this school by D11 since 2010 other than a partial upgrade of classroom door hardware. An extensive review of D11 record drawings, reports and assessments for this school was conducted by MSCS and the BEST design and construction team to understand the history of capital improvements made by D11.

In 2023 MSCA submitted a BEST grant application for the 2023-24 cycle. MSCS was ranked first in the award of the BEST grant to correct Deficiencies identified in Section IID. Project budgets submitted during Schematic and Design Development have resulted in impactful value engineering due to unforeseen conditions and cost escalation described in this Supplemental Funding Request. MSCS is requesting BEST Supplemental Funding to restore significant elements of the originally proposed grant Solutions including SPED classrooms, an elevator and lift and a functioning kitchen.

## **G. Historical Capital Outlay Budgeting**

\* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's

accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

MSCS procured CECFA tax-exempt bond funding for the purchase of their current school facility at 2904 West Kiowa Street, in April of 2022. Prior to purchase, MSCS leased this school from Colorado Springs School District 11 for a period of nine years. During the lease period, MSCS was not permitted to make any improvements to the school. D11 provided maintenance and repair to the building systems and grounds.

A portion of the CECFA funding (\$1.84M) was intended for needed facility repairs and was used to provide the required original BEST grant matching funds.

A MSCS Capital Renewal Budget has been established, and MSCS is committed to make annual contributions to a capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. MSCS is committing the contribution of 1.5% of PPR annually for the purpose of maintaining this fund. MSCS contracts with G&G Consulting for accounting and fiscal long-range planning, including MSCS debt service.

MSCS has successfully secured \$150,000 in facility funding through the CSI Assistance Fund to support our BEST Supplemental match.

Outside of the BEST grant, MSCS has applied to several Capital Construction grants: Colorado Gates Family Foundation, Chapman Foundation, Emeril Foundation for Culinary Garden and Teaching Kitchen, and Hershey Foundation. These were initially rejected in 2022, although based on the relationships we continue to nurture, we are optimistic about our applications to the Gates and the Chapman foundations in Spring 2025. We applied for the Colorado School Security Disbursement Grant in 2024; though we were not awarded, we will revise and reapply once a new round is announced. To support our garden capital improvements and infrastructure, we received grants from the Sprouts Healthy Community Foundation, the Bee Cause Project, and the Whole Kids Foundation in 2024, as well as the Lowes Hero Campaign - Capital Construction in 2022. We are awarded a Kaiser Permanente grant to support the purchase of kitchen equipment in 2024. With the construction of the MSCS BEST Kitchen and Cafeteria, MSCS will become eligible for the USDA Equipment Grant and School Nutrition Association Equipment Grants in support of kitchen equipment purchase.

\*

## H. Facility Master Plan Status

\* Has a Facility Master Plan been completed?

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

- A Facility Master Plan has been updated or completed within the last 5 years.
- A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

A Facility Master Plan has not been completed.

II. Integrated Program Plan Data

**Mountain Song Community School (8001-5851-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 K-8 Renovation and Addition (8001-5851-C-SG00001) - - New - Application Number (2)**

## II. Integrated Program Plan Data

\*

### Project Type

#### A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Although our original BEST Project was well vetted by many qualified experts, unforeseen conditions arose at Schematic Design and Design Development phases. These include 1) an unrecorded location of a city water main line laid in the late 1800's found by the project's civil engineer where the planned addition was to be built, requiring the addition to be relocated and increasing site development costs; 2) HVAC engineering requiring full pipe replacement

rather than partial throughout the building, with extensive demolition and repair work due to the challenges of the historic building; 3) a decision reversal by DFPC concerning fire suppression resulted in additional fire suppression scope and a fire hydrant, 4) required upgrades to the proprietary fire alarm system exceeded the project budget by \$80,000; 5) 50-week lead time for the chiller requiring a 14 month project extension; 5) escalation of construction costs (20%) being greater than anticipated.

The budget delta presented with the initial discoveries was overcome early in Schematic Design by impactful value-engineering decisions. However, the costly unforeseen circumstances that arose in Design Development forced us to reduce scope to keep the project within budget. While our Base-bid scope solution allows for a secure vestibule and new HVAC system, it will not provide a complete school. It leaves out the remaining Solutions for critical Deficiencies that desperately need addressing. These Solutions include providing ADA accessibility and required learning spaces for our high number of students with disabilities, as well as providing a finished kitchen to address major food insecurity our students experience. It is imperative that we complete Solutions for the major health and life safety Deficiencies originally identified. Without a Supplemental grant, the school will remain ADA inaccessible, with inappropriate SPED learning spaces and without means to appropriately address food insecurity.

The MSCS BEST project team has valued engineered significant project scope that is not restored by the Supplemental and is in addition to the VE effort described in the Executive summary below. VE items not restored by the Supplemental include \$571,344 for HVAC/Electrical Systems; \$316,101 for Exterior Wall/Finishes; \$100,781 for Site Work. The total of VE items not restored by the Supplemental is \$988,226.

Other: Please explain.

**\* B. Has this project previously been applied for and not awarded?**

- Yes  
 No

If "yes" what was the stated reason for the non-award?

**C. Executive Summary**

\* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

MSCS was awarded a BEST Grant ranking first in the 23-24 grant cycle. We attribute the success of our application to the high level of need at MSCS, extensive due diligence, the compelling case for each deficiency, and the value of maintaining our historic 1901 school to serve students for the next 100 years.

Despite having a well-vetted project, a series of unforeseen circumstances arose during project design, resulting in a cumulative budget delta of \$3.89M. For the last 18 months, our team worked diligently to value-engineer (VE) costs down. Ultimately, we were forced to reduce our full scope, removing three critical Solutions to Deficiencies presented in the original grant application (elevator and lift, SPED classrooms, finished kitchen). A Supplemental Grant would restore all the original MSCS BEST Grant Solutions and allow MSCS to address critical needs of all students, especially those with disabilities. Our Supplemental Request restores solutions to three deficiencies: 1) providing access to the school by an elevator and lift; 2) providing required special education classrooms; 3) providing a functional kitchen to address food insecurity. To move forward within the constraints of our original BEST budget, we created a Base-bid reduced project scope that excludes the second story of the Addition, as well as an Alternate-bid scope that restores the full project through Supplemental

funding.

Our Supplemental grant scope retains many VE efforts the team accepted, as efficiencies improved and refined the project. These include moving the planned Addition to the front of the school and housing the elevator and secure vestibule in it. The original locations for these elements were in the existing school. Early in schematic design, our structural engineer determined it was infeasible to install the elevator in the existing building. Locating the secure vestibule in the addition, now at the front of the building, strengthens security and safety with clear lines of site, while deliveries can be received out of student circulation paths. By locating the elevator and secure vestibule in the addition rather than in the existing building as originally planned, complex renovation is eliminated from the original project scope.

Further efficiencies retained include those in the current HVAC solution, which is thoroughly tested and confirmed to be fiscally responsible, sustainable, and effective. SPED spaces have been co-located in the addition, creating programmatic synergies and efficiencies. Finally, by locating the addition at the front of the building, a staircase could be eliminated from scope.

Through VE efforts and clear-eyed planning, MSCS continues our commitment to the optimal use of BEST grant funds to support the high population of special need students at MSCS, provide adequate ventilation, air quality and thermal regulation, address food scarcity, and provide a secure vestibule and security equipment, essential to every school.

## Project Description

### Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project
- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

### Deficiency



\* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The historic 3-level MSCS building, recently purchased from D11, has a number of serious Priority 1 health and life safety deficiencies identified in our original BEST grant application. These include: A) No Elevator, No Lift; B) No Secure Vestibule and Security Concerns; C) No Kitchen and No Cafeteria; D) Lack of Required SPED Classrooms; E) HVAC System at End of Life and Fails to Provide Ventilation and Heat; F) Structural Concern - Remove South Exterior Steel Exit Stair.

The original 23-24 BEST award (Base-bid) fully addresses three of the Deficiencies. We are constructing a new one-story addition at the front of the building wherein a secure vestibule and updated security equipment are located, solving Deficiency B. We are fully replacing the HVAC system, solving Deficiency E. We are removing the structurally unsound south exterior steel exit stair, solving Deficiency F.

When designing the Solutions, the design-build team was confronted with unforeseen conditions that impacted our project and increased costs. First, during the Schematic Design phase, an unrecorded city water main line laid in the late 1800's was found by the project's civil engineer where the planned addition was to be built. This required relocating the addition to the front of the school, which significantly increased site development costs, as did the now-required fire suppression, fire hydrant, and fire alarm upgrades. However, relocation also allowed the efficiency of locating the secure entry vestibule in the new addition with direct line of sight at the front of the school. The original location of the secure entry vestibule was in the existing building and would require a complex renovation scope. Eliminating these renovation costs and impactful VE efforts brought the project back into budget at Schematic Design.

Second, during the Design Development phase, the mechanical engineer discovered that the HVAC replacement would require all new hydronic piping to accommodate the high efficiency boilers instead of using the existing piping. This cost increase, in addition to the unexpected cost escalation, exceeded our ability to absorb the budget delta. At this point, the project team, in consultation with our Regional BEST Grant Manager, devised a means to continue the MSCS BEST project.

A Base-bid project scope was created within the original BEST grant budget, and an Alternate-bid scope was created to restore the full project through supplemental funding. The Base-bid scope excludes the second story of the new addition; the Alternate scope restores it. Permit drawings for the Base-bid and the Alternate (Supplemental) have been submitted to the state DFPC, and permit issuance is expected in February 2025. The Base-bid provides a single-story addition and solutions to three of the original deficiencies. The Alternate plan with Supplemental funding restores the full two-story addition with an elevator and lift, required SPED classrooms and a functioning kitchen. These remaining Deficiencies addressed by the Alternate Supplemental plan fulfill the promise of the original MSCS BEST grant and are described in detail below. All are Statutory Priority 1 as identified per BEST Rule 1 CCR 303-3, 6.2.

#### A - No Elevator, No Lift

The only way to navigate the three levels of MSCS is via an extensive network of stairs. The main entry opens to a small landing leading up to the first floor and down to the basement. With no elevator in the new addition and lift in the existing school, injured students and staff have no safe way of navigating the school, and individuals requiring barrier-free access are prohibited from entry. Recent examples include a student who broke a hip, another who broke an ankle, and several who sprained ankles. Injured students unable to navigate stairs are carried by their parents for the duration of the school day. It is exceedingly difficult to carry larger middle school students. Lack of an elevator and lift presents a significant health and safety risk to both student and parent. A teacher broke her ankle recently, and another required back surgery. Both were forced to request medical leave due to medical restriction from navigating stairs. Injured staff members must also be physically transported by others or request medical leave. (Slide 5)

Without ADA access, the school is inaccessible for those in wheelchairs. Prospective families have faced the reality that MSCS, their choice of school, is not accessible to their child, despite the best accommodations we offered. They felt that attending our school would put their child at risk and went elsewhere. MSCS attracts a higher percentage of students with disabilities than typical schools (total 23%). ADA access for these students, families, and staff members is critical. The lack of an elevator and lift presents a clear Priority 1 safety hazard and health concern.

#### B - No Secure Vestibule or Line of Sight

The Base-bid, funded by MSCS's original BEST grant, addresses this severe safety concern by providing a secure vestibule in the new addition located at the front of the school.

#### C - No Kitchen and No Cafeteria - Food Insecurity

This historic D11 school building lacks both a kitchen and a cafeteria - Priority 1 Health Concerns. There is simply no sustainable way to prepare and serve meals to our students.

MSCS has a 44% free and reduced lunch (FRL) population. FRL students live 103-185% below the national poverty level. For many FRL students, the National Lunch Program provides the only meals and nutrition for the day.

Food insecurity at MSCS is very real. Without a cafeteria, students eat sack lunches in their classrooms while closely supervised. Hair loss was observed in one student struggling to meet nutritional needs. Staff and parents donate nonperishable and individually wrapped foods to a food pantry. Unfortunately, applesauce and "yogurt in a tube" do not meet the nutritional requirements set forth in by the National School Lunch Program. (Slide 7)

For years, the Executive Director extensively explored working with a vendor to deliver cold lunches, but MSCS is unable to meet the basic food safety requirements without a kitchen. Health Department regulation 6 CCR 101-6.11-B states that "food shall be transported, stored, and served in a manner to prevent contamination, time and temperature abuse or adulteration." A temporary bridging solution with one-time grant funds has currently been implemented with a vendor delivering brown bag lunches to the hallway outside of the gym, however this is an unsustainable and insufficient situation with compromised conditions.

The Base-bid, funded by MSCS's original BEST grant, provides for a cafeteria, but leaves the kitchen a cold dark shell. Our Supplemental request delivers a modest but fully functional kitchen that can address the food scarcity our students experience for decades to come.

We are aware that CCAB expressed support for addressing food scarcity in our original BEST grant. Experts agree that adequate nutrition for healthy physical and mental development of students is critically important. Food insecurity is associated with adverse health and developmental outcomes in U.S. children (Journal of Nutrition, American Society of Nutrition). Colorado voters recently approved the Healthy Meals for All Program, recognizing the basic human need for nutrition essential to the physical development and psychological health of all Colorado school children. Without a kitchen, however, there is no sustainable way to prepare and serve healthy meals to our students, including its food insecure.

#### D - Lack of Required SPED Classrooms

Due to our distinct educational model, MSCS attracts a higher-than-average percentage of students with special needs. 23% of our population are students

with disabilities, compared to a 13% average statewide. Yet MSCS is unable to provide safe, secure, and sanitary classroom, therapy, and toileting spaces for our students with disabilities, all Priority 1 safety and health concerns.

MSCS lacks five essential SPED classrooms: De-escalation Calming room, English/Reading, Testing, Reading/Math Intervention, and Affective Needs. Thus, SPED classes are combined or are held in the basement corridor. The lack of required classrooms is not due to overcrowding; rather it is an issue of lack of required SPED classrooms.

Lack of mental health and therapy rooms also present significant life-safety concerns. Currently, the school counselor must conduct small group interventions in the basement corridor. Occupational Therapy assessments are conducted in the basement corridor due to lack of an Affective Needs classroom. This regular assembly of students in the hallway obstructs emergency egress and presents a life-safety concern. (Slides 8-9)

Most concerning is the lack of a De-escalation Calming Room for students who are in crisis in a highly agitated state and require a room with soft surfaces and free of objects that can cause harm. Although a trauma-informed approach is emphasized at MSCS, the aggressive behaviors manifesting in students coming to MSCS severely disrupt the learning environment and threaten the safety of other students as well as themselves.

The current Sensory Classroom is shared with De-escalation. Aggressive students frequently throw objects, and often experience abrasions and bruises from their outbursts. Staff are consistently bruised and harmed by thrown objects - a staff member received a contusion and black eye when a metal stapler was thrown at her head.

SPED Coordinator: "We have many students throughout the day who use our sensory room as a place to take a break and regulate. Last week, there were two times when we had to ask the students in there to leave and find a different space because a child in crisis needed a place to de-escalate. Both times, the sensory room was torn apart by the child in crisis...toys and equipment thrown all over, instructional materials ripped from the wall, etc. Adults had objects thrown at them and the adults had to help the child down off of furniture when he was trying to climb on top of things. We require a space in the building dedicated to being a calming room, a de-escalation room,...with only soft seating, a weighted blanket, dim lightning, etc."

SPED Coordinator: "During state testing last school year, there were multiple days I had to proctor a test to a student one-on-one in a small closet office without windows on the doors. I chose to close the doors for privacy and quiet during testing, but I realize now that left me very vulnerable to accusations of misconduct, a criminal offense, and I would not be able to defend myself." In 2022, a SPED therapist was accused of misconduct under these exact circumstances. The current lack of proper SPED spaces puts both staff and students at physical, emotional, and legal risk.

For our students with disabilities who need assistance with toileting, there is currently no ADA unisex toilet room to accommodate their needs, another Priority 1 health concern. SPED students use a very small clinic toilet room (3'-8" deep x 5'-2" wide) too small to accommodate an aid required to assist for sanitation. These students are not provided the dignity or accommodation required by the Colorado Health Department, regulation 6.77-A "where diapering or bowel/bladder hygiene care is necessary, a separate changing area with privacy shall be available with a cleanable impervious surface large enough to accommodate the individual in care."

E - HVAC System at End of Life and Fails to Provide Ventilation and Heat

The Base-bid, funded by MSCS's original BEST grant, addresses this critical Priority 1 safety concern by fully replacing the school's HVAC system.

F - South Exterior Steel Stair is Structurally Unsound

The Base-bid, funded by MSCS's original BEST grant, addresses this critical Priority 1 safety concern by removing this unsound safety hazard.

\* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The original MSCS BEST grant investigation and due diligence to identify critical deficiencies utilized the professional skills of a licensed architect and two contractor teams - The Neenan Company and Reliant Construction. The Neenan Company and subcontractor team provided a facility assessment in 2022 which included thorough analysis of mechanical, electrical, plumbing (underground camera verification of sanitary lines), fire protection and roofing systems (drone imaging provided). The Neenan Company provided a code analysis and ADA accessibility analysis of existing conditions and the proposed solutions utilizing the 2021 International Building Code (IBC) and the 2021 International Building Code for Existing Buildings (IEBC).

Additional in-depth engineering assessment was contracted from The Ballard Group who evaluated existing HVAC and plumbing systems and provided recommendations for a new HVAC system to meet High Performance Certification Program (HPCP) for the replacement HVAC system and the HVAC system for the addition. A structural engineer from Corbel Engineering provided a structural assessment of the school and reviewed the proposed solution.

Existing facility information was reviewed including all past building improvements, assessments and reports maintained by District 11 over the history of the building. The 2022 CDE Facility Assessment for this school and CCAB Public School Capital Construction Guidelines have been reviewed.

Consultation with subject matter experts include a security assessment with Brad Stiles, Emergency Response Outreach Consultant, of the Colorado School Safety Resource Center. Brad issued a Homeland Security Assessment for K-12 schools and a summary letter of observations. Additional safety and security concerns are detailed in the BEST Safety Questionnaire, including an extensive account of security incidents over the past five years.

Meredith Lockwood MPH, Lead Environmental Health Specialist, El Paso County Public Health was consulted concerning requirements for the safe handling, transportation and distribution of food for school lunch. Lauren Artino (Martinez), Special Education Coordinator, Mountain Song Community School and 2019 Education of the Year, was consulted to understand deficiencies in MSCS SPED classrooms and offices.

Post BEST Grant Award Project Development:

The recommended BEST competitive process was used to select the Design-Build team of MOA Architects and Fransen Pittman Constructors, in summer of 2023. Fully designed and engineered permit drawings were submitted to the State Division of Fire Protection and Control (DFPC) in June of 2024. Fransen Pittman has provided project cost estimating and constructability input at each design phase and for the Supplemental Funding Request.

The original MSCS BEST project experienced several unexpected conditions, which severely impacted the project budget. The design build team successfully value engineered \$1,328,526 at schematic design, largely keeping the original BEST grant scope Solution intact. It was at Design Development that the mechanical engineer found that the existing building hydronic piping would not support the high-efficiency boilers. This subsequent project cost increase of \$1,385,832 and cumulative cost escalation of 20%, could not be absorbed by the project. The MSCS project team, in consultation with the Regional BEST Grant Manager, strategically devised a means to continue the MSCS BEST project. A Base-bid project scope was created within the original BEST grant budget and an Alternate was documented which would restore the project through a Supplemental Funding Request. Permit drawings for the Base-bid and Alternate (Supplemental) have been submitted to the State DFPC and permit issuance is expected in February 2025.

The permit drawings have been competently bid by subcontractors. Both the Base-bid and Alternate (Supplemental) project scope is within projected budgets.

## **Solution**

\* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The Solutions described below corrects each deficiency of the fully realized BEST project.

To responsibly accommodate the unforeseen circumstances, the team designed a Base-bid project scope within the original BEST grant budget, and an Alternate-bid scope that restored the full project through Supplemental funding. The Base-bid provides a single-story addition and full solutions to three of the original deficiencies: providing a secure vestibule, replacement of the HVAC system, and removal of the south exterior stair. The Base-bid also provides an accessible toilet room for students with disabilities. The Alternate-bid scope included in this Supplemental request restores the full two-story addition that provides the Solutions for the remaining deficiencies by providing an elevator, lift, required SPED classrooms, and a finished functional kitchen.

Those Solutions listed below indicate whether they are fulfilled by the original BEST grant or if they are part of the Supplemental grant request. The Solutions described reflect 18 months of design, redesign, value-engineering and innovative problem solving by the project team. Each Solution has been vetted against multiple alternatives. Final Solutions chosen are the least disruptive, most efficient, and most effective Solutions. Although described discretely to address each deficiency, they tie together in a comprehensive plan.

### **Solution A: Install Elevator and Lift - Supplemental**

The proposed Solution to correct the Priority 1 health and life-safety concern of operating a school with three floor levels without an elevator and lift is to add an elevator in the new 2-story addition and a lift in the existing school. In the original BEST application, the proposed location of the elevator was within the existing school, however it proved to be structurally infeasible. Thus, the elevator was then located in the addition at the back of the building. During Schematic Design, when the addition was moved to the front of the building due to the discovery of the water main, this new elevator location proved to be more efficient and accessible for those entering the front of the building. Located in the addition, the elevator can be completed with all new construction, avoiding costly renovation of the existing historic school.

The elevator will allow access to the entry level of the addition and second level of the school, while a lift will accommodate access to the first level and basement level of the existing school. An interior ramp links the addition entry level to the lift landing within the existing school. Due to the hodge-podge alignment of floor levels among the original 1901 building and the 2 mid-century wings, both an elevator and lift are required to provide accessibility to all school spaces.

The Base-bid plan funded by the original BEST grant provides only for a one-story addition. In order to install the elevator and lift to provide ADA access to the entire school, the second story of the addition must be constructed, and the lift must be installed in the existing school, which require Supplemental funding. (Slide 14)

## Solution B: Install Secure Vestibule and Security Improvements - Original BEST Grant

Solution B is provided for by the original BEST grant included in the Base-bid scope. It addresses the top four security and safety concerns identified in the Homeland Security Assessment for K-12 Schools for MSCS. (Slides 6, 12, 13)

- 1) Install a Secure Vestibule with a Clear Line of Sight from Administration
- 2) Provide Lock-down Capabilities and a Panic Button at Administration.
- 3) Install a School Intercom
- 4) Update Security Cameras

## Solution C: Construct Kitchen and Cafeteria - Requires Supplemental to Complete

As there are no spaces in the existing school to accommodate a kitchen or cafeteria, a small (6,991 sf) two-story addition is designed to be located at the south side (front) and west side of the school, wrapping around the 1947 gymnasium and classroom wing. This addition provides a kitchen on the entry level accessible from Kiowa Street for food deliveries and trash collection. It also provides a cafeteria on the first floor that opens toward the school garden and playground.

The Base-bid, funded by MSCS's original BEST grant, provides for a cafeteria; however, it leaves the kitchen a cold dark shell. The Supplemental BEST request provides a finished and functional kitchen to sustainably address food scarcity at MSCS.

Restoring and finishing the kitchen allows MSCS to correct the Priority 1 health concern of food insecurity experienced by at least 44% of the student population. With a kitchen, MSCS has a sustainable way to prepare and serve hot nutritious meals to our students and participate in the National School Lunch Program and Colorado's new Healthy Meals for All Program.

In November of 2022, Colorado voters recognized the essential role of nutrition in schools, especially serving at-risk families, by approving the full funding of the National School Lunch Program. MSCS is requesting the provision of a functioning kitchen - a basic school requirement - to provide an equitable solution to correct this critical deficiency.

The solution of the cafeteria/kitchen addition also improves site safety by restricting vehicle access onto school grounds. Kitchen deliveries would use the existing curb cut on Kiowa Street to accommodate kitchen food deliveries and all trash collection, which will be fenced off from the playgrounds to increase safety by limiting student access. (Slide 13)

## Solution D: Construct Required SPED Classrooms - Supplemental

MSCS has seen a dramatic and continual increase of students with disabilities enrolled at its school. Ten years ago, 8% of the school's students were in special education programs, compared to 20% this year. An additional 3% have ADA 504 plans. This total of 23% of students with disabilities at MSCS far exceeds the statewide average of 13%. This increase is due to several factors: 1) the general increase of stress and trauma in children today; 2) parents looking for an appropriate school for their children who have not succeeded at other traditional schools; and 3) the reputation MSCS has earned for

positively meeting the needs of exceptional children, as evidenced by local pediatricians recommending our school for children with learning differences. Due to our excellent teaching practices, the school achieves high performance.

To align the Base-bid with the original BEST budget, the second level of the new addition, which provides for necessary SPED classrooms, was excluded from the project. The Supplemental request would restore the second floor to provide critical SPED classrooms required for the health and safety of SPED students and SPED staff. These SPED classrooms include dedicated small group classrooms for SPED Reading/English and Math, which are currently combined in a single classroom in the existing school. Dedicated offices and therapy rooms for OT/PT, Speech, Counselor and Psychologist will have proper ventilation and doors with windows to provide acoustic privacy and visual security. A Speech office will also serve as a Testing room. An Affective Needs classroom will eliminate the need for students to utilize the basement hallway for group instruction and Movement Agility assessments. Most importantly, a De-escalation Calming room can be created at the first level of the existing school to provide a safe and secure classroom space for dysregulated and aggressive students. (Slide 14)

The Solution includes a connecting corridor between the existing second level and the addition, made ADA-accessible by the new elevator and lift. An ADA toilet room is provided in the first level of the Addition.

Solution E: Replace HVAC Systems with High-Performing Energy Efficient Equipment - Original BEST Grant

The Base-bid scope aligned with the original BEST Grant award provides for the full HVAC replacement within the school.

Solution F: Structural Concern - Remove South Exterior Steel Exit Stair - Original BEST Grant

The Base-bid scope aligned with the original BEST Grant award provides for the removal of this steel exit stair, which is structurally unsound, as well as for required masonry patching. (Slide 11)

\* G. Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The MSCS Project Team has worked diligently through each phase of design to navigate unforeseen conditions, a 20% cost escalation and challenges related to the unique historic conditions of the MSCS school. Over the past 18 months, the MSCS project team has met weekly to support design progress and resolve constructability issues. We have strategized at every project milestone to navigate escalated cost challenges and establish a pathway to provide MSCS a solution which delivers the original BEST grant promise. The MSCS Design-Build team is keenly aware that we must effectively resolve the Priority 1 Deficiencies identified in the original BEST grant. The entire MSCS project team and school leadership aligned with the strategy of creating permit drawings that document a Base-bid scope within the original BEST budget and creating an Alternate (Supplemental) which responsibly restores unavoidable VE scope reductions. The MSCS Project team is confident in this strategy and the MSCS Supplemental Funding Request.

Fransen Pittman has tirelessly engaged with multiple subcontractors to clarify scope and verify the validity of cost proposals. Subcontractors have walked the existing historic school on multiple occasions with the project team and MSCS to confirm their assumptions, ask deeper questions and brainstorm additional VE solutions. Several original subcontractors have been replaced by more competitive and resourceful subcontractors.



The cost estimating at project milestones and extensive value engineering effort is well documented in the supporting documents provided by Fransen Pittman. The "Comparative Budget" tracks the original grant detailed budget relative to the current proposed detailed budget with a clear analysis of difference by division, cost/sf and percent of the total project budget. Analysis is provided at each design milestone: Schematic Design (SD), Design Development (DD), 75% Construction Documents, 100% Construction Documents/Permit submittal.

An itemized list of value engineering efforts made to bring the project into budget prior to requesting additional funds is provided in the "Key VE Items by Design Phase". VE Items to be restored by the Supplemental are highlighted in blue. The value of the VE Items for the Supplemental Funding Request is provided in the "Supplemental Trend Log" and in the back up for the current project budget "100% CD Alternate #1" (pages 2-15) .

An analysis of the cost escalation experienced by the original MSCS BEST project is identified as 22% by Fransen Pittman, supported by material price comparison back-up in the "Escalation Summary". Escalation calculations by third-party index data from Turner Construction indicate a cost escalation of 17%. The actual escalation experienced from the time of original submission to the supplemental grant submission, deducting the original budgeted escalation factor, is a total cost escalation of 20%.

The current MSCS Project Schedule, prepared by Fransen Pittman, for the Base Bid and Alternate (Supplemental), has been vetted with selected subcontractors. The required project extension of 14 months, due to the 50-week lead time for the chiller, is included.

We submit this Supplemental Funding Request as responsible stewards of the trust and BEST funding granted to MSCS. We appreciate the CCAB's consideration to help MSCS realize its BEST project.

Fransen Pittman: "We are school builders. We seek out projects that make a difference in the lives of people and we specifically seek out K-12 school projects that make a difference in the lives of young people. Mountain Song exemplifies the type of project we pursue. Our team has investigated, evaluated and cost-compared various well-vetted options to make certain we can deliver a successful project to the school. We have experienced some challenges but know we have cost-competitive numbers and a responsible Alternate (Supplemental) path to restore the original Solution of the BEST Grant."

## Urgency

\* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Urgency A: BEST Supplemental funding is required to provide ADA access at MSCS.

With no elevator or lift, the school remains inaccessible and in violation of ADA requirements. Injured students and staff attempting to navigate the steep concrete stairs, as well as caregivers, risk further injury. The school's rising percentage of students with disabilities means it is at increasing risk of injuries requiring accommodation. Injured or medically recovering staff members will continue to be forced to request medical leave. Install of an elevator and lift is not feasible without BEST Supplemental funding. (Slide 5)

Urgency B: The original BEST grant award provides for a secure vestibule, direct line of sight, and other key school safety infrastructure.

Urgency C: BEST Supplemental funding is required to correct food insecurity at MSCS.



The lack of a finished and functional kitchen leaves MSCS incapable of sustainably providing the critical nutritional requirements for the 44% of students who are food insecure at MSCS. Ongoing food insecurity affects the health of children through psychologic mechanisms involving increased anxiety, depression, and feelings of deprivation as well as through biological mechanisms involving reduced food intake, lower food quality, and micronutrient deficiencies (American Society for Nutrition, Journal of Nutrition). It is well-established that these factors negatively impact student learning. Our current bag lunch bridging solution means our participation in the National School Lunch Program is in place to support the MSCS kitchen operation. The BEST Base-bid provides an unfinished kitchen shell space. Completion of the modest MSCS kitchen is only viable with a BEST Supplemental grant. (Slide 7)

Urgency D: BEST Supplemental funding is required to provide required SPED classrooms at MSCS.

The percentage of students with disabilities at MSCS is only increasing, escalating the health and safety risks to students and staff due to lack of required SPED classrooms and offices. The dramatic increase in mental health disturbances in children and teens results in the unavoidable need to frequently de-escalate SPED students. Without the space for this critical activity, injuries and disruptions to education will only continue to increase. The violation of privacy for counseling and therapy puts at risk student safety and protection every day. Students assembled in the hallways for instruction due to lack of required classrooms is not only a poor educational solution, but it is also a fundamental building code and fire violation that threatens the life safety of all students and staff occupying the basement level. Without restoring the 2nd level of the addition with the required SPED classrooms, the exceptional and unique SPED program at MSCS will remain compromised, and the full positive impact to SPED students and families will not be realized. Adding the required SPED classrooms simply cannot be achieved without the proposed second story to the addition and a BEST Supplemental grant. (Slides 8 and 9)

Urgency E: The original BEST grant award provides for a full replacement of the school's HVAC system.

Urgency F: The original BEST grant award provides for removal of the structurally unsound south exterior exit stair.

\* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

### Future Plan for Maintenance of Proposed Project

\* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

All new work installed will be warranted for one year under the general contractor warrantee guarantee that ensures equipment, materials and installation is free of defect. Any warrantee issue will be promptly corrected by the GC and their sub-contractor team. At the start of turn-over to MSCS, service contracts will be established to ensure proper maintenance of the new HVAC system and kitchen equipment, including annual preventative maintenance performance

inspections. The new roof at the addition will have a 20-year warrantee.

The High-Performance Certification Program will provide extensive energy modeling and commissioning of building systems so the MSCS Safety and Facility Manager will be well positioned to understand the building system components, operation performance expectations, and required maintenance.

MSCS employs an experienced Safety and Facility Manager with extensive construction management experience. The Safety and Facility Manager, Gary Pillars, has actively participated in the competitive selection of the Architect/Engineering team, Contractor and Owner's Representative. Mr. Pillars will also provide oversight during the construction and owner training/turn-over of the project to MSCS. Mr. Pillars will administer service contracts, prepare the ongoing maintenance plan for the MSCS facility, and manage the new security equipment and intercom. The current Deferred Maintenance Plan is included in the Master Plan and has been established to maintain and optimize the lifespan of the BEST improvements and the MSCS facility.

Mr. Pillars supervises a full time, on-site custodian in addition to contracted custodial staff. The entire Facility staff will be monitoring the newly installed building systems and new addition during weekly inspection walks. Weekly inspections will assess the work performed by the custodial team, identify and provide timely repair for any damage to equipment or finishes, and monitor high performance energy-efficiency commission goals against actual energy consumption and utility cost projections. Mr. Pillars and his team are committed to positively impact the health and safety of MSCS occupants.

By leveraging the MSCS Maintenance Plan, BEST Facility Assessments, and HPCP commissioning, MSCS can forecast capital repairs and budget the Capital Renewal funds to ensure the replacement of the project improvements at the end of their useful life.

A MSCS Capital Renewal Budget has been established, and MSCS is committed to make annual contributions to a capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. MSCS is committing the contribution of 1.5% of PPR annually for the purpose of maintaining this fund.

To support our garden capital improvements and infrastructure, we received grants from the Sprouts Healthy Community Foundation, the Bee Cause Project, and the Whole Kids Foundation in 2024, as well as the Lowes Hero Campaign - Capital Construction in 2022.

MSCS was awarded a Kaiser Permanente grant of \$10,000 to support the purchase of kitchen equipment in 2024. With the construction of the MSCS BEST Kitchen and Cafeteria, MSCS will become eligible for the USDA Equipment Grant and School Nutrition Association Equipment Grants in support of kitchen equipment purchase.

Fundraising support is provided by 1st Bank, Why Wait Stories, Anna's Apothecary, G&G Consulting, Blue Raven Solar, Sparks Willson PC, and Make Philanthropy Work, as well as numerous individuals.

MSCS is a member of and receives fundraising support from the Colorado Charter School Institute, Colorado League of Charter Schools, and the Alliance for Public Waldorf Education, Colorado League of Charter Schools.

### Adjacent Structures

\* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

## AHERA

*All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

\* L. Has the current AHERA plan been reviewed for this facility?

- Yes  
 No

\* M. Has additional investigation beyond the AHERA report been completed?

- Yes  
 No

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

\* N. \*What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

**Mountain Song Community School (8001-5851-C) Charter School - District - FY 2026 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 K-8 Renovation and Addition (8001-5851-C-SG00001) - - New - Application Number (2)**

### III. Detailed Project Cost Summary

#### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

\* B. Actual match on this request - Enter Actual Match Percentage

6.36

Results indicate if a waiver is required.

Waiver Needed

#### Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,933,500.69
D. Applicant Match to this Project	\$	250,170.64
E. Requested BEST Grant Amount	\$	3,683,330.05
F. Previous Grant Awards to this Project (if supplemental request)	\$	8,992,888.96
G. Previous Matches to this Project (if supplemental request)	\$	1,841,917.02
H. Total All Phases	\$	14,768,306.67

#### \* Additional Information

***Please provide the following additional information from your detailed project budget***

**I. Where will the match come from?**

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input checked="" type="checkbox"/> Financing interest from original CECFA bonds (\$100,000)
<input type="checkbox"/> Other (please describe)		

**J. Project Area (Affected Square Feet)**

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

\*

**K. Gross Square Feet.**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

\*

**L. Number of pupils in affected school(s)**

(From your Oct. 1 Pupil Count)

\*

**M. Cost Per Square Foot** (Total Project Cost/Affected sq. ft.)

\$  Project Cost/Affected Square Feet

**N. Gross Square Feet Per Pupil** (Gross Square Feet / Number of Pupils)

109


6.00 % \* **O. Escalation % identified in your project budget**

3.29 % \* **P. Construction Contingency % identified in your project budget**

6.00 % \* **Q. Owner Contingency % identified in your project budget**


**\* R. Anticipated Start Date**

*Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.*

05/28/2025 

**\* S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2028**.*

07/30/2026 

**\* T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Complete permit drawings have been produced and submitted to the State Division of Fire Protection and Control for the Base-bid and Alternate #1 (Supplemental restored project scope) in June 2024. These final bid drawings have been provided to all subcontractors by General Contractor, Fransen Pittman, and final project bids have been received and reviewed by Fransen Pittman. A final round of VE effort was provided by the project team to assure both the Base bid and Alternate #1 (Supplemental) are within the current project budget. The Supplemental budget is provided under the title: "GMP Alternate #1 Estimate".

The extensive VE effort to reduce project costs is summarized for each design phase, in the MSCS Comparative Budget document titled "VE Items by Design Phase". Each VE item for the Supplemental is identified in the "Supplemental Trend Log".

A project schedule for the Supplemental scope has been included which confirms construction start on 5.28.25 and substantial completion will occur by 7.30.26. The addition of 14 months to the project schedule, due to the long lead time of 50 weeks for the chiller, is reflected in the project budget and schedule.

The entire project team and MSCS school leadership has worked collaboratively over the past 18 months to develop effective Solutions to correct the MSCS BEST grant deficiencies. Unforeseen challenges, including excessive cost escalation, has required hard decisions and innovative problem solving from all MSCS

project team members. The resulting Supplemental Funding Request is well grounded with final engineered drawings and hard bids from multiple sub-contractors. The MSCS Supplemental Funding Request is the reliable means by which MSCS can realize the promise of the Original BEST grant application.

All owner costs, including required asbestos abatement, lead paint mitigation, security equipment, intercom, kitchen equipment, and consultants for HPCP design, commissioning, acoustic engineering, were vetted with vendors, subcontractors and engineers. Three estimates were obtained for required security cameras. City Planning and Development fees have been confirmed with City of Colorado Springs Planning and Community Development, Land Use Review Division as well as all required permit fees for AHJs.

**\* U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

MSCS has hired M Fisher Collaborative Works as an owner's representative to oversee this project. The owner's representative was selected by a competitive process meeting the BEST grant guidelines. M Fisher Collaborative Works provides an OR with 10+ years of design oversight, construction management experience, and city planning review experience. The OR is responsible to track project costs, manage project schedule milestones, provide oversight for city planning review, design/engineering phases, HPCP sustainable design criteria and commissioning, construction management, turn-over, start-up and occupancy to MSCS, warrantee and FF&E procurement.

The OR will manage all BEST reporting and transactions. The OR will report directly to Brian Honeycutt, the Operations Manager for MSCS, and work closely with Gary Pillars, the Safety and Facility Manager for MSCS.

**Procurement**

**\* V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

MSCS has followed the competitive selection and bid process outlined by CCAB for an owner's representative, construction manager/general contractor or design builder, and design consultants.

MSCS is committed to working closely with our Regional Grant Manager in orchestrating the BEST Supplemental project.

Contracts with primary project team members have been provided to CDE for review and comment regarding conformance with grant criteria.

Multiple proposals and cost estimates have been procured from all vendors, consultants, and subcontractors in preparing the BEST grant application.

**Other funding options**

**\* W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs? Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

MSCS has successfully secured \$150,000 in facility funding through the CSI Assistance Fund to support our BEST Supplemental match.

Outside of the BEST grant, MSCS has applied to several Capital Construction grants: Colorado Gates Family Foundation, Chapman Foundation, Emeril Foundation for Culinary Garden and Teaching Kitchen, and Hershey Foundation. These were initially rejected in 2022, although based on the relationships we continue to nurture, we are optimistic about our applications to the Gates and the Chapman foundations in Spring 2025. We applied for the Colorado School Security Disbursement Grant in 2024; though we were not awarded, we will revise and reapply once a new round is announced. To support our garden capital improvements and infrastructure, we received grants from the Sprouts Healthy Community Foundation, the Bee Cause Project, and the Whole Kids Foundation in 2024, as well as the Lowes Hero Campaign - Capital Construction in 2022. We are awarded a Kaiser Permanente grant to support the purchase of kitchen equipment in 2024. With the construction of the MSCS BEST Kitchen and Cafeteria, MSCS will become eligible for the USDA Equipment Grant and School Nutrition Association Equipment Grants in support of kitchen equipment purchase.

Competitive programming grants received (non-capital construction grants) include the CDE Educator Workforce Grant and the CDE K-5 Social-Emotional Grant. These grants provide funding for salaries, student services, and curriculum programming. In addition, one-time grants from the Chapman Foundation and Colorado Springs Health Foundation have underwritten our bag lunch program this year.

MSCS has established community partnerships to support curriculum programming, student enrichment and services. These include Colorado Springs District 49 for consulting on safety and security; Catamount Institute for the Youth Environmental Stewards (YES) Club; Give! in Pikes Peak area - the only school accepted for 2 years; and King Soopers, Amazon Smile and Skate City. Community Partners that support the MSCS Agricultural Arts Program and school garden/farm include Buckley's Homestead Supply, Flying Pig Farm, Food to Power, MycoSprings, Pikes Peak Permaculture, Rick's Garden Center, and Wright Water Engineers. One World One Water Center, a collaboration between Metropolitan State University of Denver and Denver Botanic Gardens, helped sponsor our 6th grade water video for the United Nations Water Conference in Fall 2022; and Colorado College that has provided summer interns. Fundraising support is provided by 1st Bank, Why Wait Stories, Anna's Apothecary, G&G Consulting, Blue Raven Solar, Sparks Willson PC, and Make Philanthropy Work, as well as numerous individuals. MSCS is a member of and receives fundraising support from the Colorado Charter School Institute, Colorado League of Charter Schools, and the Alliance for Public Waldorf Education, Colorado League of Charter Schools.

### **Current Utility Costs**

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?**

The complete replacement of the HVAC system, while complying to the High-Performance Certification Program, will require more energy to operate due to the added load of the kitchen, cafeteria, level two addition classrooms, Gym/Stage area and cooling. For this reason, according to the mechanical engineer, utility costs will increase.

Current Utility bills have been provided in the BEST folder and will be utilized for energy modeling for the Colorado CHPS High Performance Certification Program.



**Charter Name:** Mountain Song Community Charter School

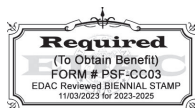
1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your charter school, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your charter school.

In our original BEST Grant, MSCS financed the full matching dollars (\$1.84M). In this Supplemental request, we are able provide \$250,000 in matching funds, which is the limit of what we can offer without jeopardizing the school's fiscal stability. We respectfully request a reduction for the remainder of the match funds. MSCS cannot increase its current debt service (see #2). By approving a reduction of the school's matching contribution, CCAB would be investing in providing access to education for our most disadvantaged students. The Supplemental request restores the project scope that specifically provides ADA access to the 3-story school, required classrooms and spaces that serve the students with disabilities in our SPED program, and a fully functional kitchen to address food insecurity. These are factors well-recognized by experts that not only enhance the educational opportunity and quality of access at MSCS, but that are essential elements of a functional school. Without an approved BEST match reduction, and if MSCS would be required to pay the full match, we would break our CECFA bond covenant, and our financial stability in the future would be imperiled, as described in the next section. This would pose a major threat to our ability to provide educational opportunities at MSCS, requiring significant staffing cuts, refinancing at high interest rates, and the possibility of losing the site altogether.

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

MSCS has long-term debt in the form of 2022 Charter School Revenue Bonds issued by CECFA. Proceeds were used to purchase the current facility and provide our full match for our initial BEST grant (\$1.84M). At this time, MSCS is at its debt service limit and unable to provide the full match funds beyond the \$250,000 committed. Doing so would 1) put the School below its current days cash on hand bond covenant; and 2) make refinancing, required in the near future, more difficult. Any additional debt incurred by the school would require approval of our bond owners, which given our limit for further debt capacity, would be denied. If the School were to apply for additional CECFA bonds to cover the full match requirement, the flat initiation fees (regardless of bond amount) would cost about as much to procure as we would receive, making this an unadvisable route. These circumstances have been confirmed by our bond agent, DA Davidson. The current bonds have a balloon payment due 7/1/29. MSCS will need to refinance before then, needing to demonstrate at least 100 days cash on hand to refinance with reasonable terms. MSCS continues to work toward this goal.

A separate factor contributing to a tighter than expected FY25 operating budget is the initial calculation overestimation of CSI Mill Levy Equalization (MLE) funding by the Legislative Council, leading to over funding in some CSI schools in the first half of this year, including MSCS. As a result, we are seeing our annual MLE funding amounts reduced in the second half of the year to align with the final MLE calculations based on district data. MSCS can provide \$250,000 of the match funding and respectfully requests a reduction for the remainder of the match funds.



*\*The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on how these factors influence your match.*

<b>Charter Match Adjustment Factor (Completed by CDE)</b>	<b>Figure Used</b>	<b>Adjustment %</b>
Authorizer Match - Calculated Starting Point	50%	25%
Does the authorizing district have 10% or less bonding capacity?	NA	NA
# of attempts at funding for capital construction projects (including grant funding, financing, bonds, mill levy, etc)	5 attempts	-10%
% of district enrollment	NA	NA
Free/reduced lunch percentage in relation to the statewide average	44% FRED	0%
	<b>Total CDE Minimum Match</b>	<b>15%</b>

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

N/A

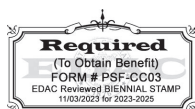
BEST Charter School Grant Waiver Application

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

MSCS successfully secured \$150,000 in facility funding through the CSI Assistance Fund to support our BEST Supplemental match. We have also applied to several Capital Construction grants: CO Gates Family Fdn, Chapman Fdn, Emeril Fdn, and Hershey Fdn, all rejected in 2022. Based on the relationships we continue to nurture, we are optimistic about future repeat applications. We applied for the CO School Security Disbursement Grant in 2024; though not awarded, we will reapply in the next cycle. To support our garden capital improvements, we received grants from the Sprouts Healthy Community Foundation, the Bee Cause Project, the Whole Kids Foundation, and the Lowes Hero Campaign. We were awarded a Kaiser Permanente grant for kitchen equipment. With the construction of the MSCS BEST Kitchen/Cafeteria, we will be eligible for the USDA Equipment Grant and School Nutrition Association grants in support of kitchen equipment. Competitive non-capital grants received include the CDE Educator Workforce Grant and the CDE K-5 Social-Emotional Grant, which provided funding for salaries, student services, and programming. One time grants from the Chapman Foundation and CO Springs Health Foundation support our bag lunch program this year. Community partnerships include: District 49 for consulting on safety and security; Give! in Pikes Peak area; King Soopers; Amazon Smile; Skate City; Buckley's Homestead Supply; Flying Pig Farm; Food to Power; MycoSprings; Rick's Garden Center; Wright Water Engineers; One World Water Center; Colorado College; 1st Bank; Why Wait Stories; Anna's Apothecary; G&G Consulting; Blue Raven Solar; Sparks Willson PC; Make Philanthropy Work, as well as numerous individuals.

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	15%
Match Percentage Requested	6.36
Amount of requested reduction from CDE Minimum	8.64





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December 23, 2024

Dear CCAB BEST Review Committee,

As the President of the Colorado League of Charter Schools, I am pleased to provide this letter of support for the Mountain Song Community School FY2025-26 BEST Supplemental grant application.

Mountain Song Community School (MSCS) is an established and exemplary charter school providing Waldorf inspired programming to kindergarten through eighth grade students for the past eleven years. The holistic model of MSCS emphasizes an integration of academic, social-emotional, and hands-on learning – *Head, Heart and Hand*.

The Colorado League of Charter Schools recognized the exceptional work of special education teacher Lauren Artino (formerly Martinez), currently MSCS Director of Student Services, as **2019 Colorado Charter Educator of the Year**. The 2025-26 BEST Supplemental grant application specifically addresses the lack of critical special education (SPED) classroom spaces at MSCS and the associated risks to the health and safety to SPED students and SPED staff. Notably, MSCS serves a significant number (21.3%) of special education students. The League continues to support the outstanding work of Ms. Artino and her successes in expanding the quality of life and education in a community that is often marginalized.

I appreciate this opportunity to voice my support for Mountain Song Community School BEST Supplemental grant application and the essential capital construction resource CCAB provides to the charter schools of Colorado.

Sincerely,

Dan Schaller  
 President  
 Colorado League of Charter Schools

December 19, 2024

Dear CCAB BEST Review Committee,

As the Executive Director of the Colorado Charter School Institute (CSI) and a former school leader, I am proud to offer my full support for Mountain Song Community School's FY2025-26 BEST Supplemental grant application.

MSCS is an exceptional CSI member school of choice. The unique Waldorf inspired programming at MSCS blends solid academic programming, artistic integration, and social-emotional development. MSCS draws a diverse group of students, including a higher-than-average number of students with disabilities, 21.3% versus the state average of 12.9%. MSCS students thrive in this caring environment that cultivates the healthy growth and development of the Whole Child – Heart, Heart and Hands.

Mountain Song was awarded a BEST grant in the FY23-24 cycle, notably ranking #1 among priority projects. Due to verified cost escalation unforeseen circumstances, largely related to the historic nature of their classic school building, CSI fully supports Mountain Song's Supplemental application to realize the full scope of their project.

I applaud the responsible fiscal stewardship of MSCS that enabled the successful purchase of their historic D11 school facility. Student enrollment at MSCS is robust, reflective of the very high levels of parent participation and appreciation in MSCS programming.

Mountain Song remains committed to addressing critical deficiencies in health and life-safety with their BEST grant and Supplemental application: food insecurity, required SPED classroom spaces, essential security concerns, accessibility, and the necessary replacement of the HVAC system. MSCS will be an excellent steward of BEST grant funding to correct these critical health and life-safety deficiencies.

On behalf of MSCS, I offer my unwavering support for Mountain Song Community School's BEST Supplemental grant application.

Sincerely,

Terry Croy Lewis  
 Executive Director  
 Colorado Charter School Institute



Lauren Artino (formerly Martinez)  
 Director of Student Services  
 Mountain Song Community School  
 2904 West Kiowa Street  
 Colorado Springs CO 80904

January 8, 2025

Dear CCAB BEST Review Committee,

As Director of Student Services and Special Education Teacher at Mountain Song Community School (MSCS), I offer this strong letter of support for the 2025-26 Mountain Song Community School BEST Supplemental grant application.

Grateful for the original BEST Grant award to Mountain Song in the 2023-24 cycle, the project has nonetheless been reduced in scope due to unforeseen circumstances. In particular, the second story of the planned addition has been pared away, removing needed special education classrooms and an elevator for access to all three floors of our 1901 historical building. The current Supplemental grant application would restore the full original project scope, thereby addressing the severe building deficiencies we experience in serving our students with disabilities. The Supplemental grant would allow us to offer equity and access to these deserving students.

In its twelfth year of operation, MSCS has experienced continual enrollment increases of students with disabilities as its reputation for its healing educational model has grown in Colorado Springs. Parents have reported that local pediatricians recommend MSCS to parents with children in need of a healing educational experience. Our special education staff and programming have been recognized state-wide as providing exemplary services. We have evidence that a number of our students who present with behaviors consistent with trauma and neglect backgrounds develop resilience with the earlier interventions and supports we provide.

Unfortunately, the current MSCS building lacks several required special education (SPED) classrooms required to serve the needs of our students with disabilities. The lack of a de-escalation room to calm students who are agitated and present with high-risk behaviors has resulted in self-harm to students and injury to SPED and other staff. Current SPED classrooms serve multiple needs – small group instruction for Math and Reading occur in the same room simultaneously where dedicated classrooms are standard in SPED instruction. Our SPED social worker has no space to meet with small groups of students, so she utilizes the basement corridor to gather students in a circle for instructional sessions. Out of necessity, SPED professionals have claimed closets as offices and struggle to balance the needs of ventilation

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(open door) and the requirement of maintaining student privacy (closed door). The lack of windows in any of these doors creates risk of accusation of wrong-doing and legal action for both staff and students.

In addition, our current historic school building has no elevator, thereby presenting barriers for equity and access for all our students. A Supplemental grant award would restore the solution for this deficiency.

We are proud that our school draws a higher percentage of students with disabilities than traditional public schools (21.3% of students with IEPs compared to the typical 12 – 13%). The MSCS BEST Supplemental grant application addresses accessibility needs, required special education classrooms, and the resultant health and safety risks posed to students with disabilities and staff in our current facility.

On behalf of Mountain Song Community School, we respectfully request the support of CCAB in considering the MSCS BEST Supplemental grant application.

Sincerely,

Lauren Artino (formerly Martinez)  
 Director of Student Services  
 Mountain Song Community School

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**COLORADO**  
Department of Education

**CAPITAL CONSTRUCTION UNIT**

**MAY 2025**