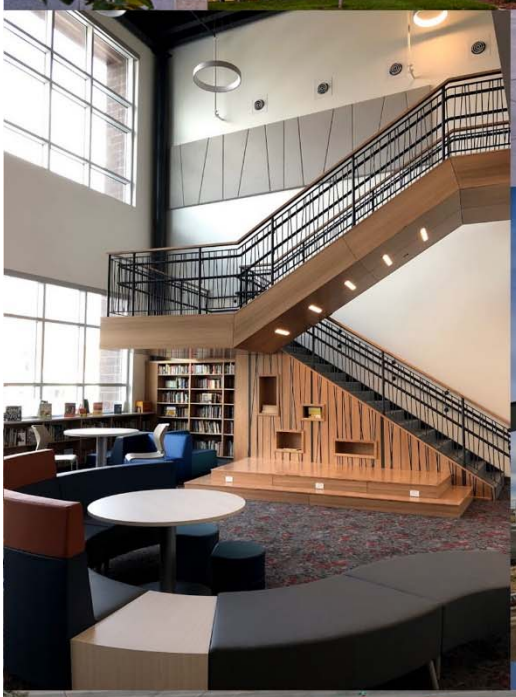
BEST

BUILDING EXCELLENT SCHOOLS TODAY

JULY 2023



COLORADO

Department of Education

Capital Construction Unit

SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2023-24 SUPPLEMENTAL GRANT APPLICATIONS RECEIVED JUNE 15 2023

COLORADO
Department of Education

Public School Capital Construction Assistance Board
FY2023-24 BEST Supplemental Grants
Round 2

BACKGROUND:

We will start at 1:00PM on August 7, 2023. The CCAB intends to conclude supplemental grant reviews by 4:00PM. If necessary, the meeting may run longer. If we experience overruns on time or difficulties with technology, we will move the announcement of the final prioritized list and official motions on approvals by the CCAB to a later date.

Funding Availability for FY24:

- Cash Grants: $110,000,000
- Supplemental Grants: $49,705,220

Senate Bill 23-220 allocates $49,705,220 for the purpose of funding supplemental grants related solely to cost overruns caused by COVID-19 pandemic related inflationary pressures and supply chain disruptions. The bill creates two grant rounds for Fiscal Year 2024.

The six requests below were awarded grants at the May 2023 CCAB meeting.

County	District/School	Project Description	BEST Request Amount	Applicant Matching Contribution	Total Request & Matching Contribution
Alamosa	ALAMOSA RE-11J	Supplemental FY23 DW HVAC Upgrades	$ 2,465,092.31	$ 1,006,868.69	$ 3,471,961.00
Weld	JOHNSTOWN-MILLIKEN RE-5J	Supplemental FY22 HS Conversion to MS	$ 3,469,334.52	$ 2,410,893.48	$ 5,880,228.00
Otero	ROCKY FORD R-2	Supplemental FY22 PK-12 HS Addition/Renovation	$ 5,324,719.00	$ -	$ 5,324,719.00
Larimer	THOMPSON R2-J	Supplemental FY22 MS Renovation & K-5 Addition	$ 556,567.11	$ 1,129,999.88	$ 1,686,566.99
Baca	WALSH RE-1	Supplemental FY22 PK-12 School Replacement	$ 14,828,679.20	$ 838,176.80	$ 15,666,856.00
Montrose	WEST END RE-2	Supplemental FY22 New PK-12	$ 7,608,610.56	$ 749,744.44	$ 8,358,355.00
		Supplemental Grants (6)	**$ 34,253,002.70**	**$ 6,135,683.29**	**$ 40,388,685.99**

$15,452,217.30 remains for the second round of FY24 Supplemental Grants, related to cost overruns in projects caused by COVID-19 Pandemic-related inflationary pressures and supply chain disruptions. Any remaining funds after this grant round will be applied to projects on the traditional FY24 BEST grants prioritized list.

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.
    - *Recusals: Please announce your recusal, turn off your mic and camera.
3) The presenters will be given a two-minute window to present to the CCAB:
    - The presentation should include any items the applicant wishes to highlight or address pertaining to the proposed project. No visual materials will be allowed for the presentation.
4) Following the applicant's presentation, the Board Chair will open the floor to CCAB discussion.
5) The CCAB will then vote on moving the project to the recommendation shortlist.
    - *Chair will ask if any opposed. If there are any, a roll call will be held.
6) 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.
        - *There will be a roll call vote for all waiver reqeusts.
    - 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.
7) After all questions have been answered, each CCAB member will finalize their Scoring Worksheet.
8) This process will be repeated until all applications have been reviewed.
9) Upon completion of all application reviews, Division staff will complete the recommended shortlist.

NOTE: Two-minute presentation and having a representative(s) present is optional. The applicant will not be penalized for the absence of either.

Review of Prioritized Grant Applications:

After all reviews are complete, scores and ranks will be compiled by staff to create a prioritized shortlist. The CCAB will review the list separately, make any final remarks, and then make their final motion to approve the list.

- Per to SB23-220, Supplemental Grants do not require further review or approval.

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

BEST FY23-24 Supplemental Round 2 List of Applications

Page Number	County	Applicant Name	Project Title	BEST Request Amount	Applicant Contribution	Total Request & Matching Contribution
4	Pueblo	Chavez Huerta K-12 Preparatory Academy	Supplemental FY21 DHP HS Add/ Reno - ECMS Modular Replacement	$ 5,360,252.16	$ 223,343.84	$ 5,583,596.00
19	Pueblo	PUEBLO CITY 60	Supplemental FY21 Sunset ES Replacement (2)	$ 84,840.00	$ 16,160.00	$ 101,000.00
30	Pueblo	PUEBLO CITY 60	Supplemental FY21 Franklin ES Replacement (2)	$ 83,160.00	$ 15,840.00	$ 99,000.00
41	Baca	Vilas RE-5	Supplemental FY22 Vilas System/Safety Upgrades (2)	$ 845,095.66	$ 44,478.72	$ 889,574.38
56	Huerfano	HUERFANO RE-1	Supplemental FY21-22 John Mall High School Replacement	$ 534,783.00	$ 207,971.16	$ 742,754.16
69	Ouray	RIDGWAY R-2	Supplemental FY21-22 Ridgway ES Renovation	$ 155,197.20	$ 232,795.80	$ 387,993.00
80	Las Animas	TRINIDAD 1	Supplemental FY22 Trinidad HS Health, Safety & Ventilation Upgrades (1)	$ 3,640,175.80	$ 191,588.20	$ 3,831,764.00
			Totals	$ 10,703,503.82	$ 932,177.72	$ 11,635,681.54

Chavez Huerta K-12 Preparatory Academy

Supplemental FY21 DHP HS Add/ Reno - ECMS Modular Replacement

BEST Request	$ 5,360,252.16
District Match	$ 223,343.84
Calculated Total	$ 5,583,596.00
Total Project Cost (includes previous BEST awards and match for this project)	$ 40,895,406.01
Calculated Match Percentage	4.00%
CDE Minimum Match	12.00%
Waiver? Y/N	YES

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

Dolores Huerta Prep High School Academy and the Ersilia Cruz Middle School Academy at the Chavez Huerta K-12 Preparatory Academy, 1488

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☐ Districtwide
- ☐ Administration
- ☐ Elementary
- ☐ Library
- ☐ Kitchen
- ☐ Learning Center
- ☐ Other: please explain:
- ☐ Senior High School
- ☐ Junior High
- ☐ Career and Technical Education
- ☐ Media Center
- ☐ Auditorium
- ☐ Kindergarten
- ☐ Pre-School
- ☒ Middle School
- ☐ Classroom
- ☐ Cafeteria
- ☒ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

Charter School

The Charter School High School has no debt on the Dolores Huerta Preparatory High School Parcel. However, CHPA refinanced its 2007 Bond program in 2020 to construction a transitional school

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "N/A")

The facility would become the property of our authorizer Pueblo School District 60 or Donated to another charter school if applicable.

*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.

(**Maximum** 4,000 characters including spaces.)

In 2020, CHPA completed a bond refinance program to build a replacement for this inadequate school since a quality 21st state of the art education can no longer be attained in this facility due to its safety-security-technological shortfalls. Since 89% of middle school instruction is in aging modular campus consisting of nine building ECMS will be housed in the new facility beginning in the fall of 2022 until a permanent school can be constructed to accommodate a middle school 21st century education facility.
The Cesar Chavez Academy Elementary facility is a District 60 owned site that was built in 1952 and six two classroom modulars. It is a brick building with low ceilings and narrow hallways. The facility was shuttered at the time CHPA started the elementary academy. A great deal of improvements has been made to the facility since 2000 when CHPA was awarded the Charter for Cesar Chavez Academy. CHPA has upgraded lighting, removed a great deal of asbestos, added new metal exterior door sets, improved the site, and added a secured visitor vestibule in 2019. Thirty-nine percent (39%) of instructional is conducted in modulars space that where built in 1996. The modular space represents 35.3% of the total elementary space. In 2020, CHPA completed a bond refinance program to build a replacement for this inadequate ECMS since a quality 21st state of the art education can no longer be attained in this facility due to its safety-security-technological shortfalls.

The Dolores Huerta PreparatoryHigh is currently housed temporaily in nine buildings consists of five (6) two classroom modular' s, a ten-plex, a cafeteria modular, a wing at the the old Cesar Chavez Elementary Academy (CCA) until current BEST permanent Ersilia Cruz Middle School (ECMS) and teh remodel of the old high school is completed next May 2024

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.

(**Maximum** 4,000 characters including spaces.)

CHPA continues to maximize its capital expenditures with the limited funds that are available. In 2018, CHPA spent $345,000 in the nine building middle school modular campus for improvements, consisting of reskinning three of the modular buildings, adding more security cameras to monitor a few more of the numerous hidden areas of the ECMS campus due to the layout of the eight buildings, landscaping beautification, repairing/replacing access ramps, replacing windows and improving communication/Internet access. CHPA replaced the nearly 20 year old carpet in all of the modular 's, improved lighting with the installation of new LED lights, replaced wood railings that failed, and improved the site and curb appeal with xeriscape landscaping.

In 2019-2020, CHPA spent and additional $180,000 in capital upgrades in replacing aging wooden modular access desks/railing, replaced heaved sidewalks, painted the middle/elementary exteriors/interiors, hallways and upgraded early college laptops and elementary technology with I-pads.

In 2020, CHPA's authorizer allocate a $1 million of capital funds from their $218 million 2019 bond program and required that the funds be spent only on the old Hyde Park District 60 facility that is leased from District 60. The student population (FPC) for CHPA represents 6.78% of D60 student count. Had D60 used the FPC % CHPA should have received a $14.7 millon for capital improvement.

Each year CHPA allocates operating revenues towards pending capital needs as part of its strategic budgeting process. However, the capital expenditure needs far exceed the available revenues. As a result, the ability to accrue adequate resources to replace the aging, inadequate, undersized modular building. The BEST grant will allow CHPA to eliminate its overcrowding issues that have occurred at its ECMS.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐A Facility Master Plan is underway, but not yet completed
☐A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☒Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☐Asbestos Abatement	☐HVAC	☐School Replacement	☐Window Replacement
☐Boiler Replacement	☐Lighting	☐Security	☐New School
☐Electrical Upgrade	☐Renovation	☐Site Work	☐Land Purchase
☐Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☒Supplemental Request to previously approved grant***

☐Other: please explain:

**** 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.**

n/a

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

CHPA was short listed for the 2020-2021 BEST grant funding round.The increased costs and the denial of the waiver that was approved in the 2020-2021 COVID BEST grant round has increased costs

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

Yes

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

CHPA was short listed for the 2020-2021 BEST grant funding round. The project was lower on the priority list (62 out of 67). Due to the COVID pandemic issue adequate funding was not available as a result of the pandemic's financial impact on the State of Colorado and the BEST GRANT program. CHPA reapplied for the project in 2021-2022, was again shortlisted as a backup project. Due to another district not being able to obtain a Bond for htier cash match CHPA was graciously awarded a late BEST cash grant. As a result of the significant cost escalated the original scope of the project and approximately 30,000 sqft of coare collaboration space for both school was elminated to meet budget constraints and bid as an alternate. CHPA desired to obtain the alternative withthis supplemental

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

Currently, CHPA has three permanent academies - the Cesar Chavez Elementary Academy (CCA), Ersilia Cruz Middle School (ECMS), and the Dolores Huerta Preparatory Academy (DHPH). CCA and ECMS are housed in the south campus, while DHPH is located on the northern campus.
CHPA serves approximately 6.7% of the entire District 60 15,283 student FTE count and has 20 students on its waiting list. CHPA serves a student population were 80% of its students are on free and reduced lunch and 85% Hispanic

CHPA has been successful despite the fact that our facilities do not meet current construction guidelines, 21st century educational standards, and are, generally speaking, less than desired for attainment of the State of Colorado mandated educational standards. However, they are a welcome addition to the plighted west-side as designated by the City of Pueblo. In the CHPA school-wide Educational Master Plan, the Board established a goal to upgrade facilities to meet 21st century technology needs. This plan articulated the need for classrooms that facilitate learning that contain the infrastructure to support today's needs with future technology necessary to support student success In 2018, DHPH had two Daniels scholarship recipients in a graduating class of 42 senior students. All seniors graduated with at least one college credit astudents receive an associate's degree before they graduated. In 2019, DHPH was the highest performing high school in Pueblo, ranked highest in graduation rate with 91.3% and the lowest drop-out of .4%. A new strategic plan was generated in 2022 with the mission of reaching exemplary educational results in three 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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

Background Notes
1) CHPA was shortlisted for the 2020-2021 BEST grant funding round (. The project was lower on the priority list (62 out of 67). Due to the COVID pandemic issue adequate funding was not available because of the pandemic's financial impact on the State of Colorado and the BEST GRANT program. CHPA reapplied for the project in 2021-2022, was again shortlisted as a backup project. Due to another district not being able to obtain a Bond for their cash match CHPA was graciously awarded a late BEST cash grant. As a result of the significant cost escalated the original scope of the project and approximately 30,000 sqft of core collaboration space for both schools was included as an alternate to meet budget constraints.

Our initial CHPA Feb 2020 BEST grant designed before the COVID pandemic included some CORE-SHARED space consisting of 29,886 gross square footage for educational high school & middle school shared programs. There were 21,911 square footages to be built on the first floor and 9,975 square footages of space for the second floor. Due to the COVID impact on pricing this was bid as an alternative.
a) The first-floor programming proposed to include a choral concert hall with a elevated stage with two glass overhead doors for optional outside access, a mariachi and instrumental music room with additional storage for instruments. The first-floor core shared space also included two separate bathroom groups for the middle school and high school students. This was planned on purpose to keep middle school and high school students separate for safety, security, and emotional health. The second floor planned to include a shared learning resource center, three breakout rooms and a large outside covered patio area. In addition, 20,530 square feet of administrative was to be renovated at an estimated cost of $2,245,798 to develop a more efficient main entrance and a separate middle school cafeteria space with a shared kitchen.
b) After reviewing the impacts of the COVID pandemic, especially with the emotional impact to the middle school kids, the CHPA leadership revisited the BEST plans after receiving a gracious late 2021 BEST cash grant. This late grant was awarded to CHPA in January 2021 due to a school districts inability to pass a November bond issue for their schools identified matching portion.

This revisit allowed the leadership to devise a much more efficient plan to have the middle school and high school students co-exist on the same campus but also be in separate educational, activity and athletic spaces. The intent was to ensure the safety, security, and emotional mental health of the CHPA middle school students and to build a more cost-efficient building at a lower cost given the significant increase in construction costs post COVID.
c) Due to the mental condition of our post COVID middle school students there is a need to keep them completely separated from our DHPH high school students. As a result, COVID reconfiguration of the new building design removed the 29,886 square footage of core shared to maintain desired post COVID separation for safety and security for the middle school kids. In addition, the review identified the need for the new school to contain a separate multipurpose black box concept facility separate from the high school. Thus eliminating any intermingling of the middle and high school students.
2) The Dolores Huerta Prep High school remodel-reconfiguration of the administrative space into high school space was also eliminated due to the significant increased costs that in the CHPA leadership mind this expenditure was not a good return on our investment and thus it was eliminated to save cost. CHPA elected to maintain the main office and current four permanent classroom “as is” and merely refresh the areas if needed. These 20,530 square feet of administrative that was to be renovated was project to cost an estimated $2,245,798. CHPA elected to develop a more efficient facility to keep costs in line.
3) The last change that occurred in the transformation of the original 2021 awarded grant was the selection of the architect selected from the RFP process for the design of the project. The original architect of the initial master facilities plans and the concept for the BEST grant preliminary plans was not selected through the RFP process. Brian Riley’s CRP Architects was selected from the RFP process and interviews with the Board of Education – CCA Building Corporation. CRP has a great deal more educational design experience in Colorado than did RTA.
a) The result was an overall new design of the new building that is a great deal more efficient, and our general contractor (Nunn Construction) has been able to incorporate all our original alternates listed below except for the room casing work into the maximum not to exceed costs except for the additional multipurpose black box space that is planned for theater production, mariachi, instrumental - events, auditorium training & testing space facility.
Supplement Request
4) CHPA requests a BEST 2023 Supplement to construct the last remaining alternative which is the multipurpose black box educational center. Due to the restructuring of our original request that deleted the core collaborative space due to the mental impacts tat middle school students have exhibited the CHPA leadership has determined it is imperative to keep the middle school students and high school students separated in all activities. This will maintain their security, safety and improve their mental anxieties they have exhibited post COVID.

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

(**Maximum** 4,000 characters including spaces.)

In 2016 CHPA completed its first master plan. This plan was updated in 2019-2020 and in 2021. This master plan included a program analysis with the educational leaders and senior leadership both times. CHPA has utilized the 2018 CDE facilities condition assessment and other engineering/contractor/architects to review facilities, complete the assessment of the current facilities and develop pos sible architectural solutions to mitigate the functional and facility deficiencies. Once this was completed the facilities and finance committees at CHPA formulated an action plan with its five-year strategic plan for moving CHPA in the direction of providing 21st state of the art educational facilities that will stimulate students to learn, work and lead. In 2021 an updated was conducted for the facilities master plan to include the assets acquired from the Holy Rosary Church. A new updated master plan with all of the new improvements under construction is being completed for future use.

*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.

(**Maximum** 12,000 characters including spaces.)

In order to provide safe and secure educational space for our middle school students separate from our Dolores Huerta Prep High school student the new permanent middle school needs to have an a multipurpose black box center that can be flexed for many education uses, such as moveable theater, mariachi - dance room, instrumental music, after school dance-event space, in addition to mass testing, auditorium - meeting space and two bathroom spaces for each Academy on its respective site. CHPA desires to obtain the needed black box to be included in the new design in lieu of the 29,787 of education-activities space core collaboration space that had to be bid as an alternate.
Prior to COVID, a shared core-collaborated space including this type of space was to share with the high school students. Now the COVID is behind us there is empirical data indicating each of the school levels, elementary, middle school and high school students should have their own non shared space. COVID has had the biggest impact on middle school students. As a result, these students particularly need to have identification and educational space.

After COVID the nearly 29,787 square feet of core-collaborative space was deleted from the Per COVID design and the dedicated muti purpose black box Center space was included as an alternative in our GMPC with Nunn Construction and included on the new school design.

The new design is much more efficient and conducive to providing a 21 st education for our middle school and high school students

Prior to COVID, a shared core-collaborated space including this type of space was to shared with the high school students. Now the COVID is behind us there is imperical date indicating each of the school levels, elementary, middle school and high school

students should have their own non shared space. COVID has had the biggest impact on middle school students. As a result, particularly these students need to have idendtification and educational space.

After COVID the nearly 29,787 square feet of core-collaborative space was deleted from the Per COVID design and the dedicated muti purpose black box Center space was included as an alternative in our GMPC with Nunn Construction and included on the new school design.

The new design is much more efficent and condusive to providing a 21 st education for our middle school and high school students

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

(**Maximum** 4,000 characters including spaces.)

Post COVID, CHPA resubmittted it 2020-2021 BEST application. At that time, the health and emotional impacts on the middle school students were not known. As CHPA was awarded the BEST cash grant when one of the short listed school districts approved for funding did not pass its bond elect for the required amtching funds. After a great deal of review by the new RFP selected , CRP, the flow of students intra-school academy and the entire facility too design a more efficient, safe and secure.

*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.

(**Maximum** 4,000 characters including spaces.)

Currently, the DHPH high school remodel and construction of the new permanent ECMS middle school is under construction. In order to provide dedicated middle school educational space for a multitude of purposes and black box activities needs to be added to the scope of the project to replace the core-collaborated space that would serve the high school middle school students in a collaboration model. In lieu of this space, dedicated non shared middle school space is needed to complete is educational programming mission for Erislia Cruz Middle School. Should the supplemental request be approved there is still adequate time to substantially complete the project before the start of the 2024-2025 school year.

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) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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.

(**Maximum** 4,000 characters including spaces.)

When the new facility is completed, the costs to maintain the current inadequate educational modular complex would be mitigated. This would generate a significant amount of resources from increased energy efficiencies from the new facility. These costs alone of approximately $240,000 would be released to support and offset the additional new facility. Also, CHPA would also utilize whatever capital resources that would be generated from the sale of the unused modular units to fund the capital replacement fund for the new facility.
CHPA acknowledges that replacement costs may take an unexpected path over the coming years, as the economy and school funding priorities vary from year to year. These components will be incorporated : 1. A preventive maintenance schedule placed in our new SCHOOL DUDE work order system.
2. A facility replacement costs fund for building resources for future replacement/upgrades to the new facility.
3. Development of online operations and maintenance procedures for scheduled maintenance tasks and training purposes.
4. Ensure the commissioning is completed to verify the building systems/components are operating at their maximum designed

efficiency.
5. A capital replacement amortization account or fund.
CHPA currently budgets capital improvements in its annual budget development and strategic planning process. Administrative and Building leadership submit budget requests in the following categories:1. Safety / Security
2. Compliance with Law/Policy
3. Educational Master Plan (indicate section) Instruction, Facilities, etc.
4. Academic Improvement
5. Organizational Improvement
6. Innovation
7. Professional Development
Requests are prioritized based on impact to student achievement annually. The Educational Master Plan is used to guide and reaffirm the planning priorities, including the related facilities planning that accommodates academic programming needs as well as growth. This method ensures that facilities are maintained with a capital improvement program incorporated in the CHPA annual planning process.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

Each year CHPA develops a comprehensive operating and capital budget base on the needs assessment address in the budget processes.

Adjacent Structures

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

No

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

AHERA

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

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

Yes

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

No

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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.

CHPA is planning on vacating its inadequate modular middle school village complex and repurposing the existing middle school ten-plex as an administration facility if the unit can be moved, and destroying the individual two-classroom modular's. The high school ten-plex will be repurposed as a training center/transportation/facilities center if the units can withstand a move.

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	12.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	4.00%

Waiver required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$5583596
D. * Applicant Grant Request	$ 5360252.16
E. * Applicant Match to this Project	$ 223343.84
F. Previous Grant Awards to this Project	$30135956.6
G. Previous Matches to this Project	$4905853.4
H. Total All Phases	$ 40625406

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

Match is already available from capital expenditures funds setaide at UMB BANK for capital improvments from our 2021 bond supplement

If Bond, when will election be held?

J. 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.

n/a

K. * Project Area *(Affected Square Feet)*	30128
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	114503
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	1012
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 1348.43
O. * Escalation % identified in your project budget	2%
P. * Construction Contingency % identified in your project budget	0%
Q. * Owner Contingency % identified in your project budget	1%
R. * Anticipated Start Date *(MM-DD-YY)* ⚠ ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	09/30/2023
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	12/15/2024

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

Nunn construction our current general contractor repriced the sept 2022 bid alternate for this space

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Yes this project will fall under the team construction our current team building the BEST grant project with Wember Inc

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

Our owners representative and general contractor have and will continue to competitive bid all aspects of the new supplemental construction activities

Other funding options

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

CHPA received the NFL legacy grant for $250,000 to assist with improving the football facility.

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? *(Type NA if not applicable)*

Not releveant. CHPA installed a 300 megawatt solar farm with the construction of its 2020 Bond project. This systemt will lower the utility costs for the new schools.

Return to top of page

COLORADO
Department of Education
Division of Capital Construction

BEST Charter School Grant Waiver Application

Charter Name: Chavez Huerta K-12 Preparatory Academy

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.

These increased costs due to COIVD have taken away the opportunity for CHPA to implement some educational IT related components such as virtual reality additional classrooms and to implement fully integrated cloud based educational programing for our students. CHPA had to sacrifice 29,787 sq. ft. of core collaboration multipurpose, black box concept that was planned to include theater, breakout space, instrumental music, virtual reality space and a collaboration space. After a great deal of education consternation - debate the original design had to be modified to accommodate construction budgets that we busted due to the COVID pandemic the design was altered.

Should CHPA be granted the waiver for this supplemental grant, leadership could implement it post COVID IT educational curriculum with IT integrated much sooner.

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.

In January 2020, CHPA submitted a BEST grant application and was shortlisted as a backup project (#63 of out 67 projects) At part of the $29,945,505.00 CHPA 20-21 BEST grant the required match was $3,294,005. However, CHPA was approved for waiver of $1,197,820 for a net cash match of $2,096,185.35 or 7% of the project costs. After the COVID pandemic, CHPA resubmit a $35,041,841 grant for the same project and was once again shortlisted as a backup project. Fortunately, for CHPA another school district could not pass a bond election to obtain their required match and CHPA was awarded a $35.041 BEST cash grant in December 2021. This math portion had increased from 11% to 14% and CHPA did not receive a waiver. CHPA had passed a Bond supplement to its refinanced 2020 Bond to obtain its required $4.905 million required match. This cash match grew $2.809 million from the Jan 2020 grant as the result of not obtaining a waiver and the increased due to the $5.096 million increases in the cost of the project due to COVID prices escalations. This increased costs have taken away the opportunity to implement some educational IT related components such as virtual reality, theater production, animation and other IT drive educational classrooms.

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

Charter Match Adjustment Factor (Completed by CDE)	***Figure Used***	***Adjustment %***
Weighted average of district matches of student population	17%	17%
Does the authorizing district have 10% or less bonding capacity?	Yes	-5%
District owned facility?	Yes	5%
# of attempts at bond proceeds from an authorizer for capital needs	1	-1%
# of attempts at an MLO override from authorizer for capital needs	NA	0%
# of attempts at non-BEST grant funding for capital needs	1-Obtained	-1%
# of attempts at CECFA or another type of financing	1-Obtained	-5%
Charter school enrollment as a % of district enrollment.	7%	-3%
Free/reduced lunch percentage in relation to the statewide average	77.3%	-4%
Percentage of PPR spent on non M&O facilities costs.	14.48%	0%
Unreserved Fund Balance as a % of Annual Budget	16.28%	0%
	Total CDE Minimum Match	12% ~~0~~

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.

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

CHPA has been aggressive with apply for grants working with the City and county for funding of various projects. However, a number of them have been unsuccessful.

Due to the location of the charter school, CHPA has been successful on getting a !.5 million grant to building two city blocks on 18th street that will connect the community and school to a main arterial access road to Hwy 78 and Pueblo Blvd. This will provide direct access to the school and the community in lieu of several convoluted access routes.

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

CDE Minimum Match percentage	~~0~~ ***12%***
Match Percentage Requested	***4%***
Amount of requested reduction from CDE Minimum	~~0~~ ***-8%***

Required
(To Obtain Benefit)
FORM # PSF-CC03C
EDAC APPROVED
Approved 1/8/15 for 2015-2016

PUEBLO CITY 60

Supplemental FY21 Sunset ES Replacement (2)

BEST Request	$ 84,840.00
District Match	$ 16,160.00
Calculated Total	$ 101,000.00
Total Project Cost (includes previous BEST awards and match for this project)	$ 26,606,635.00
Calculated Match Percentage	16%
CDE Minimum Match	16%
Waiver? Y/N	NO

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

Sunset Park Elementary School - 8402

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☐ Districtwide
- ☐ Administration
- ☒ Elementary
- ☐ Library
- ☐ Kitchen
- ☐ Learning Center
- ☒ Other: please explain:

Gym with stage

- ☐ Senior High School
- ☐ Junior High
- ☐ Career and Technical Education
- ☒ Media Center
- ☐ Auditorium
- ☒ Kindergarten

- ☐ Pre-School
- ☐ Middle School
- ☒ Classroom
- ☒ Cafeteria
- ☐ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "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.

(**Maximum** 4,000 characters including spaces.)

This is a new construction school that has already been awarded a BEST grant for replacement.
The existing Sunset Park Elementary School was built in 1959. The original K-5 school (now pre K-5) was designed for a total capacity of 532 students with the following features, materials and building systems:
1. Single-width brick with CMU backer exterior wall system with low R-value insulation (mineral wool or Rock Wool)
2. Single-pane, low R-value, aluminum storefront windows
3. Low R-value hollow-metal exterior doors
4. Gravel/Bitumin Built-Up Roof
5. Under-Floor Duct Heating System
6. Asbestos-Containing Material (AHERA Report)
The building envelope for the school does not meet today's energy efficiency requirements for IECC 2015 and beyond (High BEST Grant Application - Public School Capital Construction Assistance Performance Certification Program for the CDE).

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.

(**Maximum** 4,000 characters including spaces.)

The existing building has had a minimal capital upgrades and renovations due to limited funding. A new roof covering was installed in 1999; new pre-school addition, new front administrative/classroom addition and new parent drop off loop constructed in 2003; and a partial electrical system replacement in 2003.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐ A Facility Master Plan is underway, but not yet completed
☐ A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☐Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☐Asbestos Abatement	☐HVAC	☐School Replacement	☐Window Replacement
☐Boiler Replacement	☐Lighting	☐Security	☒New School
☐Electrical Upgrade	☐Renovation	☐Site Work	☐Land Purchase
☐Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☐Supplemental Request to previously approved grant***

☐Other: please explain:

**** 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.**

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

Escalation in construction materials and equipment that forced value engineering (VE) that removed scope of work planned for.

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

No

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

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

Sunset Park Elementary School was built in 1959. The current FCI rating for the facility is 58%. The demographics of the school for 2019 were as follows: 467 Students, 67.5% Minority Students, 68.3% Free/Reduced Lunch. Sunset Park Elementary School has consistently held to the Performance ranking since the inception of the rating system. The school provides a full array of special options, including Art, Music and Physical Education, in its pursuit of supporting the whole child. With its focus on student Leadership and its mission to push educational progress in the Pueblo community, Sunset Park Elementary School has been setting itself apart from the traditional educational programs of the past.
As of 2019, Sunset Park Elementary School is one of 500 Leader in Me Lighthouse Schools in the world and embraces the following five core commitments for its educational framework: 1. A belief that all students are leaders, 2. All students have genius,

3. Education is about the whole child, 4. Education is about empowering a child to lead his/her learning, 5. The four other beliefs do not rest only on the child, but on the teachers, staff and parents. (http://sunsetpark.pueblocityschools.us/principal-message).

*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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

In 2020, the school district was awarded a BEST grant to replace the original 64-year old school. Since that grant award, the school district has worked closely with its CDE representative and the design team to develop a plan for the construction of the new replacement school. The school district chose to utilize the Construction Manager/General Contractor delivery method to ensure that the new school would be designed to meet the project budget established by the school district and grant award. Over the past two years, the construction market has experienced an unprecedented escalation in materials costs and availability. At present, there has been an approximate 15% increase in the projects cost due to the materials cost escalation issues. This has severely impacted the design and constructability to complete the original project without additional funding required. The school district has performed extensive value engineering and redesign to reduce features to offset the increase in the construction cost. With that removal of scope of work from those cost cutting efforts, the District faces a shortfall to add the original planned scope of work that included much needed items, such as classroom storage and technology equipment.

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

(**Maximum** 4,000 characters including spaces.)

For the past several months, the school district, its design team and CMGC contractor have progressed through the design and pricing estimates to develop the construction drawings and specifications. Over that time, an unprecedented escalation in construction materials costs and availability has impacted the entire construction industry. As the design team and CMGC developed the project plans, it became apparent that the escalation in materials far exceeded the escalation amounts projected and also any contingency amounts by more than 15% over the original budget. The school district authorized extensive value engineering and redesign of the school to try to reduce the overall project cost. Those reductions in the original scope of work have resulted in important features being left out of the project, including classroom storage and technology equipment.

*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.

(**Maximum** 12,000 characters including spaces.)

The only solution left to address the funding deficiency and complete the project is to add additional supplemental funding to add back important scope of work items that were removed during the value engineering to reduce the project cost. The District is requesting consideration of a $101,000 supplemental grant request to add back the original designed classroom cabinetry storage and the technology equipment that were previously removed from the planned scope of work. This request does not add new scope of work and does not require any demolition or modification to the new building construction. The school district would provide the 16% in required matching funds ($16,320) to address the cost of adding back the original scope of work items.

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

(**Maximum** 4,000 characters including spaces.)

The school district, design team and CMGC have worked extensively on the redesign and value engineering to reduce the overall project cost. Additionally, the school district worked with our CDE representative during this process to ensure the project would still meet all CDE construction and energy efficiency requirements, and to minimize the negative impact to the learning environment while reducing the project cost. Listed below are some of the value engineering reductions that have resulted in lowering the overall project cost but have presented the shortfall and have impacted the classroom environments:
1. Reduce all classroom storage cabinets by 60%.
2. Reduce and or eliminate technology equipment, including Network Patch Cables for the "user" end; external antenna for the Lumen/CenturyLink Specialty Lines Service due to measured signal levels; Brightsign Digital signage players to complete the digital signage systems (3 displays per building were installed, however media players were not included); Network data drop connections for security system, video system, and high temp alarm system in kitchen.

Other value engineering items that were achieved without negatively impacting the school operations included:
1. Changed VRF HVAC system to incorporate in classroom cartridge units (this is still a VRF system). This eliminated ductwork from FCU's located in the corridors and also eliminated sound attenuation for every classroom.
2. Revised the standard light fixtures to be received flat panel LED linear lights in lieu of pendant lights. We also simplified the zoning of switches.
3. Reduced the number of round decorative light fixtures in common spaces.
4. Revised the base bid floor coverings to be VCT at areas where resilient flooring occurs. This is in lieu of LVT.
5. Simplified the number and layout of ceiling cloud elements.
6. Reduced the ceiling heights by 1' from 10' to 9' high
7. Reduced the overall height of the buildings by about 16"
8. Changed the roofing spec to be a 60 Mil system with fleece-back instead of 85 (we still maintain the same warranty and hail rating).

*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.

(**Maximum** 4,000 characters including spaces.)

The school will be substantially complete in June 2023 and planned for opening in August 2023. If the requested supplemental funding is unavailable or not awarded, the school will not be able to add back the needed classroom cabinet storage and only provide limited technology equipment as the school district has allocated its entire funding from the districts 2019 bond and would need not be able to provide for the full adding back of the items due to limited funding.

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) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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.

(**Maximum** 4,000 characters including spaces.)

The school district will perform all preventive and corrective maintenance for the new school building over its estimated 50-year lifespan. The school district funds regular corrective and preventive maintenance through the General Fund and provides Capital Outlay for emergency and larger planned repairs and replacements on an annual basis. The historical funding amount for Capital Outlay is noted in the next question. The new school will have a typical one year warranty on installation and varied manufacturer warranty years on all components and equipment installed.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

Capital outlay is funded annually through the school districts general funds. The figures for this amount for FY 2022/23 is $9,800,000 / 14,269 (FTE) = $686.80 as a base starting figure for the entire school district. Due to emergency repairs across the school district, that figure has been increased over the past two years on as an "increasing and as needed" amount."

Adjacent Structures

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

No

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

AHERA

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

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

Yes

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

No

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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 64 year old school will be abated for ACM and be demolished in its entirety upon the completion of the new school. The new school is projected to have a minimum 50 year life cycle.

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	16.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	16.00%

Waiver not required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$101000
D. * Applicant Grant Request	$ 84840
E. * Applicant Match to this Project	$ 16160
F. Previous Grant Awards to this Project	$18779651.07
G. Previous Matches to this Project	$7725983.93
H. Total All Phases	$ 26606635

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

The school districts existing general debt obligation funds

If Bond, when will election be held? Already held in Nov 2019

J. 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.

K. * Project Area *(Affected Square Feet)*	55249
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	55249
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	451
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 481.58
O. * Escalation % identified in your project budget	2%
P. * Construction Contingency % identified in your project budget	2%
Q. * Owner Contingency % identified in your project budget	3%
R. * Anticipated Start Date *(MM-DD-YY)*  ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	8/1/2023
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	12/1/2023

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

Nunn Construction provided the cost estimate for the added back cabinet storage and the School District's Technology Director provided the pricing for the adding back of technology equipment based upon direct vendor pricing.

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Pueblo School District 60 Internal Staff will oversee the project. The school districts project manager possess an undergraduate degree in civil engineering and more than 30 years of project management experience, including school construction. The school districts executive director of facilities & construction management is the project administrator of all capital construction for the school district and has more than 35 years of capital construction and facilities management experience. Additionally, the school district retained Annette Ernst of Vanir Construction Management to assist in the project management.

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

The School District has an established procurement Board policy that complies with State of Colorado Regulations. The district follows all competitive bidding and open competitive purchasing requirements.

Other funding options

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

The school district does not have other options available for funding assistance to address the additional cost deficiency.

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? *(Type NA if not applicable)*

N/A

Return to top of page

PUEBLO CITY 60

Supplemental FY21 Franklin ES Replacement (2)

BEST Request	$ 83,160.00
District Match	$ 15,840.00
Calculated Total	$ 99,000.00
Total Project Cost (includes previous BEST awards and match for this project)	$ 25,654,906.00
Calculated Match Percentage	16.00%
CDE Minimum Match	16.00%
Waiver? Y/N	NO

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

Franklin School of Innovation - 0756

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☐ Districtwide
- ☐ Administration
- ☒ Elementary
- ☐ Library
- ☒ Kitchen
- ☐ Learning Center
- ☒ Other: please explain:

Gym with stage

- ☐ Senior High School
- ☐ Junior High
- ☐ Career and Technical Education
- ☒ Media Center
- ☐ Auditorium
- ☒ Kindergarten

- ☐ Pre-School
- ☐ Middle School
- ☒ Classroom
- ☒ Cafeteria
- ☐ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "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.

(**Maximum** 4,000 characters including spaces.)

This is a new construction school that has already been awarded a BEST grant for replacement.
The existing Franklin School of Innovation (previously known as Benjamin Franklin Elementary School) was built in 1953. The original K-5 school (now pre K-5) was designed for a total capacity of 495 students with the following features, materials and building systems:
1. Single-width brick exterior wall system with low R-value insulation (mineral wool or Rock Wool)
2. Single-pane, low R-value, metal-frame windows
3. Low R-value hollow-metal exterior doors
4. Gravel/Bitumin Built-Up Roof
5. Boiler/Radiant Heating System with under-floor pipe chases
6. Asbestos-Containing Material (AHERA Report)
7. Basement Cafeteria with no elevator access
8. Steep-sloping west wing and playground

The building envelope for the school does not meet today's energy efficiency requirements for IECC 2015 and beyond (High Performance Certification Program for the CDE).

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.

(**Maximum** 4,000 characters including spaces.)

No new capital projects have been undertaken at the existing school within the last three years. A cafeteria & classroom additions were completed in 2004. Terminal & Package Units (RTUs) were placed on the roof of each wing to replace the original boiler system from 1953. In 1999, site improvements were made to the existing playground, which included seeding/sodding the dirt playground in its entirety and providing new playground equipment, a new asphalt walking loop around the site and a new staff parking lot.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐ A Facility Master Plan is underway, but not yet completed
☐ A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☐Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☐Asbestos Abatement	☐HVAC	☐School Replacement	☐Window Replacement
☐Boiler Replacement	☐Lighting	☐Security	☒New School
☐Electrical Upgrade	☐Renovation	☐Site Work	☐Land Purchase
☐Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☐Supplemental Request to previously approved grant***

☐Other: please explain:

**** 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.**

N/A

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

Escalation in construction materials and equipment that forced value engineering (VE) that removed scope of work planned for.

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

No

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

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

Franklin School of Innovation is a 70-year old neighborhood school in the Belmont area of Pueblo. It was originally named Benjamin Franklin Elementary School and the name was changed to Franklin School of Innovation at the August 2017 Pueblo City Schools Board Meeting. There are approximately 410 students in grades Pre-K through 5. The students are made up of approximately 79% minority and 81% Free or Reduced Lunch Eligible. The current staff consists of three, full-day, 4 year-old Preschool teachers, 18 Kindergarten through 5 grade teachers, 2 Instructional Coaches, 1.5 Academic Interventionists, a teacher for PE, a teacher for Music, a teacher for art, a media specialist and counselor, two special education teachers and a .5 ELL teacher.
Franklin School of Innovation implemented AVID (Advancement Via Individual Determination) builds a culture of high expectations that sets students on a rigorous path of learning. Teachers utilize consistent instructional strategies across all grade levels that help students to organize, analyze, and collaborate in their content areas. The vision of Franklin School of Innovation is to develop and enhance academic, social, and personal skills that prepare students to be ready to enter the next level of their education. We will

accomplish these three components by creating a safe, rigorous, and engaging learning environment through blending learning, extended learning opportunities, and Advancement through Individual Determination (AVID). Franklin scholars will be college or workforce ready to meet the demands of the 21st century.
The Franklin School of Innovation embraces the following four initiatives for its educational framework: 1. Every Child/College Ready, 2. Personalized, 21st Century Learning, 3. Help Students to Dream 4. Strengthen Our Community (http://franklin.pueblocityschools.us/innovation). 100% of Franklin teachers are Highly Qualified under the requirements for the No Child Left Behind Act of 2001.

*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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

In 2020, the school district was awarded a BEST grant to replace the original 70-year old school. Since that grant award, the school district has worked closely with its CDE representative and the design team to develop a plan for the construction of the new replacement school. The school district chose to utilize the Construction Manager/General Contractor delivery method to ensure that the new school would be designed to meet the project budget established by the school district and grant award. Over the past two years, the construction market has experienced an unprecedented escalation in materials costs and availability. At present, there has been an approximate 15% increase in the projects cost due to the materials cost escalation issues. This has severely impacted the design and constructability to complete the original project without additional funding required. The school district has performed extensive value engineering and redesign to reduce features to offset the increase in the construction cost. With that removal of scope of work from those cost cutting efforts, the District faces a shortfall to add the original planned scope of work that included much needed items, such as classroom storage and technology equipment.

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

(**Maximum** 4,000 characters including spaces.)

For the past several months, the school district, its design team and CMGC contractor have progressed through the design and pricing estimates to develop the construction drawings and specifications. Over that time, an unprecedented escalation in construction materials costs and availability has impacted the entire construction industry. As the design team and CMGC developed the project plans, it became apparent that the escalation in materials far exceeded the escalation amounts projected and also any contingency amounts by more than 15% over the original budget. The school district authorized extensive value engineering and redesign of the school to try to reduce the overall project cost. Those reductions in the original scope of work have resulted in important features being left out of the project, including classroom storage and technology equipment.

*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.

(**Maximum** 12,000 characters including spaces.)

The only solution left to address the funding deficiency and complete the project is to add additional supplemental funding to add back important scope of work items that were removed during the value engineering to reduce the project cost. The District is requesting consideration of a $99,000 supplemental grant request to add back the original designed classroom cabinetry storage and the technology equipment that were previously removed from the planned scope of work. This request does not add new scope of work and does not require any demolition or modification to the new building construction. The school district would provide the 16% in required matching funds ($15,840) to address the cost of adding back the original scope of work items.

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

(**Maximum** 4,000 characters including spaces.)

The school district, design team and CMGC have worked extensively on the redesign and value engineering to reduce the overall project cost. Additionally, the school district worked with our CDE representative during this process to ensure the project would still meet all CDE construction and energy efficiency requirements, and to minimize the negative impact to the learning environment while reducing the project cost. Listed below are some of the value engineering reductions that have resulted in lowering the overall project cost but have presented the shortfall and have impacted the classroom environments:
1. Reduce all classroom storage cabinets by 60%.
2. Reduce and or eliminate technology equipment, including Network Patch Cables for the "user" end; external antenna for the Lumen/CenturyLink Specialty Lines Service due to measured signal levels; Brightsign Digital signage players to complete the digital signage systems (3 displays per building were installed, however media players were not included); Network data drop connections for security system, video system, and high temp alarm system in kitchen.

Other value engineering items that were achieved without negatively impacting the school operations included:
1. Changed VRF HVAC system to incorporate in classroom cartridge units (this is still a VRF system). This eliminated ductwork from FCU's located in the corridors and also eliminated sound attenuation for every classroom.
2. Revised the standard light fixtures to be received flat panel LED linear lights in lieu of pendant lights. We also simplified the zoning of switches.
3. Reduced the number of round decorative light fixtures in common spaces.
4. Revised the base bid floor coverings to be VCT at areas where resilient flooring occurs. This is in lieu of LVT.
5. Simplified the number and layout of ceiling cloud elements.
6. Reduced the ceiling heights by 1' from 10' to 9' high
7. Reduced the overall height of the buildings by about 16"
8. Changed the roofing spec to be a 60 Mil system with fleece-back instead of 85 (we still maintain the same warranty and hail rating).

*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.

(**Maximum** 4,000 characters including spaces.)

The school will be substantially complete in June 2023 and planned for opening in August 2023. If the requested supplemental funding is unavailable or not awarded, the school will not be able to add back the needed classroom cabinet storage and only provide limited technology equipment as the school district has allocated its entire funding from the districts 2019 bond and would need not be able to provide for the full adding back of the items due to limited funding.

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) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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.

(**Maximum** 4,000 characters including spaces.)

The school district will perform all preventive and corrective maintenance for the new school building over its estimated 50-year lifespan. The school district funds regular corrective and preventive maintenance through the General Fund and provides Capital Outlay for emergency and larger planned repairs and replacements on an annual basis. The historical funding amount for Capital Outlay is noted in the next question. The new school will have a typical one year warranty on installation and varied manufacturer warranty years on all components and equipment installed.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

Capital outlay is funded annually through the school districts general funds. The figures for this amount for FY 2022/23 is $9,800,000 / 14,269 (FTE) = $686.80 as a base starting figure for the entire school district. Due to emergency repairs across the school district, that figure has been increased over the past two years on as an "increasing and as needed" amount."

Adjacent Structures

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

No

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

AHERA

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

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

Yes

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

No

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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 70 year old school will be abated for ACM and be demolished in its entirety upon the completion of the new school. The new school is projected to have a minimum 50 year life cycle.

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	16.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	16.00%

Waiver not required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$99000
D. * Applicant Grant Request	$ 83160
E. * Applicant Match to this Project	$ 15840
F. Previous Grant Awards to this Project	$18180717.05
G. Previous Matches to this Project	$7375188.94
H. Total All Phases	$ 25654905.99

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

The school districts existing 2019 general debt obligation funds.

If Bond, when will election be held? N/A

J. 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.

N/A

K. * Project Area *(Affected Square Feet)*	55249
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	55249
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	410
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 464.35
O. * Escalation % identified in your project budget	2%
P. * Construction Contingency % identified in your project budget	2%
Q. * Owner Contingency % identified in your project budget	3%
R. * Anticipated Start Date *(MM-DD-YY)* ⚠ ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	2/15/2022
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	12/1/2023

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

HGF Architects, Inc. and MOA Architecture, along with Pueblo School District No. 60 created the original conceptual design for the new, 56,000 sq ft. prototype elementary school and H.W. Houston Construction provided an estimate of $348/sq ft for the new elementary school based upon the master/program plan. This original information was used for the original BEST grant application. The actual new school design has been created by MOA Architecture and RTA Architecture, along with Nunn Construction as the CMGC, providing the project cost information and subsequent GMP.
Nunn Construction provided the cost estimate for the added back cabinet storage and the School District's Technology Director provided the pricing for the adding back of technology equipment based upon direct vendor pricing.

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Pueblo School District 60 Internal Staff will oversee the project. The school districts project manager possess an undergraduate degree in civil engineering and more than 30 years of project management experience, including school construction. The school districts executive director of facilities & construction management is the project administrator of all capital construction for the school district and has more than 35 years of capital construction and facilities management experience. Additionally, the school district retained Annette Ernst of Vanir Construction Management to assist in the project management.

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

The School District has an established procurement Board policy that complies with State of Colorado Regulations. The district follows all competitive bidding and open competitive purchasing requirements.

Other funding options

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

The school district does not have other options available for funding assistance to address the additional cost deficiency.

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? *(Type NA if not applicable)*

N/A

Return to top of page

Vilas RE-5

Supplemental - FY22 Vilas System/Safety Upgrades (2)

BEST Request	$ 845,095.66*
District Match	$ 44,478.72*
Calculated Total	$ 889,574.38*
Total Project Cost (includes previous BEST awards and match for this project)	$ 7,953,964.37
Calculated Match Percentage	5.0%
CDE Minimum Match	41.0%
Waiver? Y/N	Y

*Budget was revised during review

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

Vilas K-12 School - 0260

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☒ Districtwide
- ☒ Administration
- ☒ Elementary
- ☐ Library
- ☐ Kitchen
- ☐ Learning Center
- ☐ Other: please explain:
- ☒ Senior High School
- ☐ Junior High
- ☐ Career and Technical Education
- ☐ Media Center
- ☐ Auditorium
- ☒ Kindergarten
- ☒ Pre-School
- ☒ Middle School
- ☐ Classroom
- ☐ Cafeteria
- ☐ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "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.

(**Maximum** 4,000 characters including spaces.)

The first school in Vilas was constructed in 1898 and was replaced by the presently occupied school in 1929. This main school building has served the Vilas community well for the past 92 years and is the center of our community. Additions were made to the school

building in the ensuing years, and during each of these projects, some minor remodeling took place. There was an addition on the west end of the building in 1965. In addition, the original gymnasium was reconfigured into a library on the first floor, and the classrooms on the new second floor provided much more learning space within the original building footprint. Ongoing minor reconfiguration of interior spaces has been made in an effort to address the continued growing educational needs of the community over time. Campus-wide, the gymnasium was built in 1949 with a major renovation in 1979, the Vo-Ag shop was constructed in 1965, and the cafeteria/weight room was built in 1998, and Innovation Center in 2005.

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.

(**Maximum** 4,000 characters including spaces.)

The District has expanded over time accommodating its growth for an increase in students, activities/curriculum offered, and need for additional buildings and programs. Here is a recap of the history of buildings, additions, and major capital improvements.

1929 - Current Main School Building Constructed
1936 - WPA Additions on the west side of the building to accommodate additional classrooms
1949 - Existing gymnasium built. Renovation of old interior gym/cafeteria in the main school building to use as a library and addition of upstairs science lab, home economics room, classrooms, and work rooms
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 concession stand.
1998 - Cafeteria constructed
2005 - Innovation Center constructed
2009 - Cafeteria renovated to add weight room space
2014 - The Home Economics classroom in the main building was renovated

Capital Projects undertaken in the last three years include:

The District had new carpeting installed in the hallways of the main school building, library, and preschool classroom with the help of a grant from the Neill Foundation in the summer of 2020 after the roofing project was completed.

The District had the gymnasium floor and stage resurfaced and brought up to health and safety codes in the summer of 2019 thanks to a Health & Safety Grant (WISH) through the Colorado Health Foundation.

In 2018, Vilas School District was fortunate to be awarded a BEST Grant to replace the roof in the main school building originally built in 1929. The EPDM roofing project was completed in January 2020 for a total project cost of $272,235.70 with a District match of $19,056.51.

This supplemental grant is to complete our current BEST project.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐ A Facility Master Plan is underway, but not yet completed
☐ A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☐Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☐Asbestos Abatement	☐HVAC	☐School Replacement	☐Window Replacement
☐Boiler Replacement	☐Lighting	☐Security	☐New School
☐Electrical Upgrade	☐Renovation	☐Site Work	☐Land Purchase
☐Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☒Supplemental Request to previously approved grant***

☐Other: please explain:

**** 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.**

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

Escalation due to industry and supply chain issues

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

No

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

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

Vilas School District located in Southeast Colorado is small but passionate for student success with 73 students' encompassing preschool through 12th grade. Our district has a long-standing reputation of caring for students with a history dating back to the original school building circa 1898. A bell from that original schoolhouse stands as a statue in front of our existing building today signifying the 130+ years of commitment to quality education for our community's children. Our district is growing and continues to align our programming and students goals - grounding success in project-based learning and whole-child education to meet students where they are, then propel them to higher achievement. A significant portion of our enrolled students are out-of-district students. We accept students who need a second chance. They may not have been successful at other districts due to minor situations; however, these students find that smaller school with family feel and innovative programming is just what they need for their personal and academic success.
Our enrollment has almost doubled in the last three years from 38 to 72 full-time in-district students. In 2019, we launched an

options/enrichment program serving homeschool families in addition to expanding innovative class varieties for all our students. Over the years, our district has demonstrated not only the willingness to embrace innovative solutions but the ability to deliver results through those innovative means, serving our students and community with creativity and fidelity. This has extended beyond the classroom to our ability to utilize our facilities, maximizing (perhaps exceeding) the capacities of their design. Our maintenance department consists of resourceful skilled staff. However, it's become apparent that even with great maintenance our building can no longer provide for a safe environment and accommodate our needs without significant upgrades.

*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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

COST OVER RUNS

Market costs for mechanical, plumbing, electrical, lighting, windows, and storefront doors all came in a fair amount higher than the original BEST budget and subsequent estimating efforts throughout the design process. The first supplemental process helped alleviate much of the issue but the timing interplay between that application process and award timeline created an unavoidable issue where escalation outpaced the ability to contract hard numbers on the Mechanical/Plumbing and Electrical/Lighting. This issue coupled with supply chain delays on key pieces in our critical path forced the district to delay completion of sidewalk/entry ramps, exterior envelope repairs (masonry), and campus safety lighting.

BUILDING ENVELOPE, SITE & INFRASTRUCTURE - HEALTH & SAFETY

As to be expected with a building that was constructed in the 1920s and 30s, and a property that has been actively used for more than 100 years, there are a number of interior, exteriors, and general site issues which should be addressed. The following deficiencies are not independent of one another; as one commonly affects the other, in terms of deterioration and restoration.

EXTERIOR ENVELOPE
The exterior walls of the main building vintages are 1929 brick, and 1936 limestone, and 1965 concrete block. In general, the building is in good structural condition with some foundation cracking on the north side of the building due to lack of adequate grading away from the building. Exterior walls have varying levels of deterioration due to weathering, settling, lintel movement, age, and failing windows. At several construction bearings, step cracking is present, a result of the steel lintel corroding and rust jacking forces caused by the expansion of the corroded steel within the exterior walls. The building is experiencing active moisture penetration when precipitation occurs which threatens to jeopardize the integrity of our now mostly completed project.

SIDEWALKS & ENTRY RAMPS
The main building has one central sidewalk that splits and goes to one of the two East facing entryways. On the West side of the building, there are similar exterior entries leading to the cafeteria and playgrounds. Each of these four entrances has

deteriorating concrete creating trip hazards and water ponding along with non-compliant slopes which do not meet current building codes

CAMPUS SAFETY LIGHTING
With five buildings on the Vilas campus with connecting sidewalks, parking lots, and walkways, there is very little, if any security lighting on the exterior of the buildings as well as site poles. The only real lighting at night is provided by inadequate city poles with dimly low-lit pressure sodium lights.

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

(**Maximum** 4,000 characters including spaces.)

This district, Owner's Representative, and design professionals have walked all buildings on site and followed up with multiple site visits documenting and evaluating all facilities on campus. The deficiencies outlined in this application describe the elements the district has been unable to complete from our original BEST project. Each element was identified during the master planning process and labeled high priority during that process, each has been part of the scope from the beginning and has been investigated and reinvestigated throughout the project. We have completed previous costing for these elements and have updated them for this application.

*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.

(**Maximum** 12,000 characters including spaces.)

MOTOR JOINTS & WINDOW LINTELS
All elevations for 1929, 1936, and 1965 additions need repointing of the eroding mortar joints. This includes grinding out the existing joints and installing new pointing mortar. The entire entry elevation shall be repointed, with spot repointing of approximately 40-60% of each of the building's respective elevations/ Simultaneously, resolution of the corroded lintels is exposing, cleaning, painting, and installing new flashing and/or replacing corroded lintels with new galvanized steel angles after windows are removed. An estimated 30% of the lintels will most likely require replacement with all others at a minimum requiring repair.

SIDEWALKS & ENTRYWAYS
The main school building entry sidewalks and surrounding sidewalks to the cafeteria are deteriorating, holding water adjacent to the building, and creating trip and fall conditions. The sidewalk and ramp to the entry will be removed and replaced with a code-compliant entry along with sidewalks around the building accessing the cafeteria and playgrounds. This is a limited scope of work but will address deteriorating conditions. In addition, limited 4' chain link fencing will be installed to address student and staff circulation and clearly define playground areas.

CAMPUS SAFETY LIGHTING
Exterior building and site lighting will be updated campus-wide. LED fixtures will now be located at every entrance to each of the buildings, along with directional light to outdoor seating areas, the playground, and other common spaces. Site poles will be located in areas of need. Photometric lighting design of the entire campus will determine the final location of all necessary fixtures to vastly improve the night-time safety of the campus.

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

(**Maximum** 4,000 characters including spaces.)

The District, Owner's Rep, and consultant team first engaged in a thorough evaluation of the existing facilities that were then evaluated against the state assessment data. The findings were discussed with the planning advisory team (PAT) consisting of the superintendent, school leadership, school board, and consultant team. The evaluation of the facilities illuminated the challenges with existing MEP systems and further reinforced how these deficiencies were impacting students and staff by making do with systems that were well beyond their useful life. After validating the existing conditions findings of the consulting team, an open discussion occurred with the planning advisory team base on the priorities and approach the PAT would like to explore. The PAT group first and foremost wanted to be financially responsible with any solution considered, including a phased approach to addressing issues if necessary. The PAT prioritized addressing the life safety, and system deficiencies impacting the educational needs of students and staff first to ensure quality education was provided for all students.

Any solution considered must incorporate the existing school. The community and PAT value the existing school as a "solid school" that should be utilized as a part of the final master plan. The primary focus of the master plan solutions focused on first addressing the issues of the main building. With the extent of MEP system replacement in the building and removal of most ceilings in the building, it became very apparent the current location of the administration area did not address safety and security goals ad it also occupied a significant amount of educational space on the north side of the building. Multiple locations

were evaluated for the administration space with the final location being near the primary parking area with oversight of the entry and playgrounds.

After addressing the main school building and the most pressing deficiencies, the PAT began to consider a phased longer-term master plan solution to consolidate and replace aging campus facilities to address lost educational time traveling across campus and improving safety. The scope of the work below is not included in this BEST grant application but will require further evaluation by the PAT and community to garner the support necessary to move forward with phases II and III of the master plan. The PAT preferred a phased master plan approach with the next highest priority of moving the cafeteria out of the detached metal building and connecting a cafeteria and kitchen to the school. The future cafeteria addition would further consolidate the campus and provide a more appropriately located type of space for breakfast, lunch, and community events. Moving the cafeteria and kitchen creates the opportunity to provide a more flexible and appropriate vocational education space near the main building. Phase III of the master plan (not included in this grant application) would be the consideration of replacing the gymnasium, lockers, and weight room in the future to create a single unified campus.

*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.

(**Maximum** 4,000 characters including spaces.)

Each of the three main issues have already experienced failure. The Main Campus Building is experiencing water penetration with each precipitation event through the exterior envelope. The sidewalks and entryways are heavily deteriorated and not suitable for handicap access. The safety lighting has not yet been completed and is absent from the site. If this project is not awarded the district will have to find alternative grantors to complete these items on an ad hoc basis completing the most damaging/dangerous item before seeking more alternative funding.

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) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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.

(**Maximum** 4,000 characters including spaces.)

It is the goal of Vilas Schools to develop and implement a capital improvement plan to ensure our new systems and infrastructure are maintained for the life expectancy period and beyond. The award of funding for this project will reciprocate a continued investment in the maintenance budget as well as increase our capital construction budget to increase according to the life expectancy of the systems. The account will be reevaluated and adjusted twice annually to meet our capital construction and maintenance needs.

The District will update the facility's major maintenance plan every five years so that students and staff perform better in an environment that is appropriate for a high-quality educational experience - comfortable, healthy, productive, and safe. The updated plan will focus on the HVAC systems, electrical & lighting systems, plumbing systems, ongoing energy management, preventative maintenance plan, and other components not related to this proposed project, but still integral to being preemptive in taking care of the District’s buildings, systems, infrastructure, and campus.

This project will help implement a major paradigm shift from reactive, piecemeal, and band-aid fixes and catching up, having reliable systems, and being in a proactive position to be able to effectively budget and maintain building systems and infrastructure. This will undoubtedly allow the District to reallocate funds in its budget o properly support the maintenance of the restored facilities, no longer needing to allocate funds to be spent on system and equipment repair costs as well as high utility costs.

Proactive preventative maintenance will become a major component of our facility operations and will include routine inspections both by District staff and partner contractors to identify and correct necessary items before they become larger issues and put the

District back into a reactive position. Expectations for routine and predictive maintenance will also become a part of our Maintenance & Service Plan on major equipment and systems including agreed-upon PM services, negotiated labor rates, annual timeline, etc.

For the last five years, the District has set aside a minimum of $22,500 per year (approximately $300 per student) for capital renewal and/or capital reserve for the eventual replacement of the major equipment, systems, and other components relative to their respective life expectancy and will continue to do so. ASHRAE and manufacturer data are available that state, “equipment life of condensing boilers is 25-30 years, air conditioning condensing units is estimated between 15-20 years, and classroom unit ventilators are 25 years.” These funds will be set aside to address one of the biggest expenses in the future, which will be replacing the condensing units for air conditioning in approximately 17 years and the condensing boilers in approximately 27 years.

Vilas Schools realizes the sizable investment in the BEST proposed projects and ensures that it will do its best to not only maintain but be proactive, in addressing its facilities needs well into the future.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

Vilas School District is housed in one building that incorporates grades preschool through 12th grade as well as twenty + employees. Due to the size and structure of the district and the lack of funds/resources available, capital outlay in the District budget is combined into one all-encompassing budget line item for approximately $20,000. Over the last 3 years, Vilas School District has invested and saved additional carryover dollars to fund strategic plans to address much-needed repairs and replacement - including the match funds for this large project. The District is committed to budgeting $300/student per year and adding to this as funds are available to increase the existing capital fund balance to extend the life of the building and proposed projects.

Adjacent Structures

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

No

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

AHERA

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

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

Yes

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

Yes

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	41.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	5.00%

Waiver required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$765607
D. * Applicant Grant Request	$ 727326.65
E. * Applicant Match to this Project	$ 38280.35
F. Previous Grant Awards to this Project	$6711170.69
G. Previous Matches to this Project	$353219.3
H. Total All Phases	$ 7829996.99

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

The district will provide the match from District General Fund.

If Bond, when will election be held?

J. 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.

N/A

K. * Project Area *(Affected Square Feet)*	41300
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	41300
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	75
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 189.59
O. * Escalation % identified in your project budget	1%
P. * Construction Contingency % identified in your project budget	5%
Q. * Owner Contingency % identified in your project budget	5%
R. * Anticipated Start Date *(MM-DD-YY)* ⚠ ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	08/25/23
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	01/25/24

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

The District has continually updated our previous costing as we have moved through the process. We have used Agora West (our builder's rep) and RTA (architect from beginning of project) to aide in the process.

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Agora West is engaged as our builder's rep and will be overseeing the project for the district.

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

The District will utilize previously procured and currently engaged consultant and architect, and will utilize geographically engaged contractors to complete the items in this grant.

Other funding options

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

N/A for this supplemental

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? *(Type NA if not applicable)*

N/A for this supplemental

Return to top of page

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

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. Providing students a safe and secure school environment is and must be a priority, as the quality of their student experience is certainly impacted on a daily basis by potential disruptions due to campus visitors having direct access to classrooms without passing through a secure office area, poor air quality, or failing climate systems. However, if the
funds we use to accomplish these urgent needs are diverted from curriculum, staffing, transportation, and other programming then we will be once again providing only one side of our duty - and doing so at the expense of the other. Vilas School District meets each student where they are and helps provide a pathway to growth, and achievement in a tight-knit relational atmosphere. It is our commitment to ” educate all students in a caring, safe, and challenging
environment, and to provide the opportunity for every student to reach their full academic potential and be productive members of society ”. We take this commitment seriously and it is embedded in our mission statement. The District provides students with programs such as full-day Preschool, full-day Kindergarten, Music, Art, Entrepreneur classes, a wide range of concurrent options, and many other extracurricular classes. We are currently working to build out six career pathway options that students can utilize to jumpstart their post-secondary education or launch careers. If a match waiver is granted, the District will be able to continue to provide and strengthen these educational programs for students. The district must make these capital expenditures, but would like to do so while maintaining our commitment to our students and community to provide a modern and high-quality education.

(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 match requirement of $313,898.87 represents approximately $4,185.32 per student or more than 25% of the Per Pupil Funding allocated to fund those students' education annually. As is apparent by the factors which reduce the statutory limit of our district, there is a substantial absence of property wealth in the community. After a period in which the district had to face several challenges, and make a number of budget cuts and adjustments that included deferring maintenance and cutting programs our district began a steady climb back. Over the last five years our district has made substantial strides to rebuild depleted reserves, address capital deficiencies, expand educational offerings, and to do these things in a way which builds stability and complements not just one another but the long range vision of our district. Even if we paused all investment in these complimenting areas it would take several years to put the nearly $314,000 into capital while continuing to maintain a healthy reserve and have the needed maintenance budget to maintain the completed project. Bringing our primary building into safety compliance for our students is an important part of our efforts to build momentum around our school ’s journey and this match waiver would accelerate the process, in addition to ensuring its quality and success. The District has committed a 5% match to each of the previously approved requests for this project - despite it being difficult to do so we are committing to a consistent 5% match again.

(3000 characters max)

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

Match Factor (To be Completed by CDE)	***Figure Used in Match Calculation***	***Weighted %***	***Out of Weighted Max%***
Per Pupil Assessed Value	$36,750.77	0.13%	8% max
Median Household Income	$56,250	6.67%	18% max
Free and Reduced Lunch %	50.0	7.24%	23% max
Bond Elections in the last 10 years	0	0%	-1% per attempt
Bond Mill Levy	0.00	23%	23% max
Remaining Bond Capacity	$1,440,630.00	2.20%	23% max
Unreserved Fund Balance as a % of Annual Budget	34.66%	2.22%	5% max
	Total CDE Minimum Match	**41**	100%

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

According to census.gov data, Median Household Income in Baca County is actually $39,891 rather than the $56,250 referenced above. This actual Median Household Income difference represents 49.7% of the statewide Median Household Income rather than the 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 on a every-two year basis. Receiving funds from them in 2016,2018, and 2020. We have also been invited to apply for grants from two additional state foundations. Unfortunately, we will not know the outcome of these grants prior to our BEST application submission and can not count on them for this project. These foundation grants, if received, will be utilized to continue work on following the phases of our master plan, items that are outside the scope of this project but necessary to realize the needs and plans of the district. Our district has forged many community partnerships that have helped with small projects on campus, and supported our academic improvements, some providing small in-kind contributions others providing funds for specific student-facing projects. These community partnerships are very important to our school and our student ' s academic success as well as their development as citizens in our community. It is critical that we leverage these commitments (no matter how small they are) to get as many capital improvements completed as possible. Our ability to continue receiving support from these community partners is vital. This waiver will help demonstrate our district ' s commitment to our community to raise money from outside our community to complete the projects which can ' t be carried 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	41
Match Percentage Requested	5
Amount of requested reduction from CDE Minimum	36

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

HUERFANO RE-1

Supplemental FY21-22 John Mall High School Replacement

BEST Request	$ 534,783
District Match	$ 207,971.16
Calculated Total	$ 742,754.16*
Total Project Cost (includes previous BEST awards and match for this project)	$ 33,884,560.14
Calculated Match Percentage	28%
CDE Minimum Match	28%
Waiver? Y/N	N

*Budget was revised during review

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

John Mall High School - 9212

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☐ Districtwide
- ☐ Administration
- ☐ Elementary
- ☒ Library
- ☒ Kitchen
- ☐ Learning Center
- ☐ Other: please explain:
- ☒ Senior High School
- ☒ Junior High
- ☒ Career and Technical Education
- ☒ Media Center
- ☒ Auditorium
- ☐ Kindergarten
- ☐ Pre-School
- ☐ Middle School
- ☒ Classroom
- ☒ Cafeteria
- ☒ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "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.

(**Maximum** 4,000 characters including spaces.)

John Mall High School was built quickly on an insurance claim budget. Given the current condition of the building, we know that the required soil amendments and adequate site grading needed for this project were minimal or excluded from the effort. Additionally, the

building was constructed in an unusual way, which sacrificed a continuous exterior wall system for the sake of the necessary speed at which the construction needed to take place. Together, these issues have caused recurring cracks, leaks and leaning walls that continue to threaten the learning environment.

The construction of John Mall High School was a rushed endeavor during the fall of 1975. It was built directly after the former High School, built during the 1920s, burned down over the summer. That school year, the Huerfano School District managed to place students and teachers in temporary classrooms throughout Walsenburg, while the new High School was planned and built in less than 12 months, funded with the proceeds of the district's insurance claim.

The new school was adequate as a school facility at the time, and provided, in record time, the much-needed space for students to attend school. One year later, another building, now called the West Wing, was constructed to provide additional classroom space. Some years after the construction of the main building and the West Wing, the buildings started to show signs of stress caused by structural movement. Steel plates and rods were installed in strategic places to avoid the collapse of the brick walls.

Following a comprehensive structural and architectural assessment of the building's condition in 2019, it was discovered that chronic structural movement due to poor drainage and expansive soil combined with the atypical way in which the building was constructed have both been the source of recurring health and safety issues for the students and teachers who attend and work in this structure.

As the building moves, the roof and walls crack and the exterior walls lean in. This causes water infiltration and structural safety concerns that the district addresses as they manifest, one at a time.

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.

(**Maximum** 4,000 characters including spaces.)

John Mall High School presents many health and safety issues and system deficiencies. Structural movement is the main source of water intrusion and safety concerns through roofs and walls. Many roof leaks are chronic because of the difficulty to track down the source and wall cracks are simply sealed as they appear. Leaning walls have been traditionally dealt with by installing large washers with threaded rods welded back to metal studs. As we write this grant, CDSIP is repairing damaged roof joists from a snowstorm on October 26, 2020.

Complete lack of insulation and non-compliant HVAC systems have triggered many projects over the years to attempt to achieve student comfort. In 2004, the Rooftop Units were renewed and retrofitted to accommodate residential compressors and add cooling. In 2008 the school installed new boilers and Alerton controls. The district is aware of the lack of ventilation in classrooms, but it is unable to address the issue due to cost and a maximized structure that would be incapable to hold heavier units and ductwork.

Besides dealing with recurring roof leaks and wall cracks, in the last three years, capital investments have been focused on building safety and security. In 2016 the school security system and cameras were upgraded to a Honeywell system. The system now monitors all 19 doors and includes 26 cameras. In 2018 the district made targeted hardware investments to main doors for proper functionality and to reinforce security.

In 2019, a large area on the Gym floor started to buckle. It was repaired though an insurance claim and it was found that there was an underground source of humidity. Without invasive exploratory work, it was impossible to determine where the water was coming from. The assessment team believes that due to the prevalent grading issues throughout the site there are indications of water infiltration that will continue to affect the building's perimeter and contribute to the chronic structural movement and damages.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐ A Facility Master Plan is underway, but not yet completed
☐ A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☐Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☐Asbestos Abatement	☐HVAC	☒School Replacement	☐Window Replacement
☐Boiler Replacement	☐Lighting	☐Security	☐New School
☐Electrical Upgrade	☐Renovation	☐Site Work	☐Land Purchase
☐Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☐Supplemental Request to previously approved grant***

☐Other: please explain:

**** 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.**

Auto, Welding, Construction, Agriculture, Culinary, and Cosmetology

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

Yes, escalation was higher than anticipated in previous applicaitons

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

No

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

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

Huerfano School District Re-1 is located in Walsenburg, CO. It provides services to most of Huerfano County with the exception of the south-west corner where La Veta School District is located.

Peakview School has 309 students in grades PK-8. The mission of Peakview is to provide a challenging academic program in a safe environment with a commitment to all content areas, and a specific emphasis on literacy and math.

John Mall High School has 157 students in grades 9-12. The mission of JMHS is to provide a safe learning environment and exceptional educational opportunities for all students to succeed in an ever-changing world.

John Mall was closed in November of 2020 due to structural safety concerns and was re-opened in late spring 2021. CSDSIP assisted the district with repair of structural damage sustained during a snowstorm in late October 2020. The district noticed a significant drop in academic focus and achievement when the school was closed.

With the BEST Grant award in 2021 and supplemental grant in 2022, a new John Mall facility is currently being designed. The new John Mall facility will house 'grades 7-12 and eliminate the need for students to travel back and forth between Peakview and John Mall buildings.

Bond dollars are to be used to provide the match amount for the 2021 BEST Grant, as well as significant capital projects at Peakview, and some dollars being spent to upgrade Gardner Charter School. The school district is showing the community how their dollars, along with the BEST grant, transform the manner in which education is being delivered.

*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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

In 2021, Huerfano School District was awarded a BEST Grant and a supplemental BEST Grant for extensive building deficiencies that not only jeopardized student health and safety but also due to structural concerns risked being condemned. The reason for this 2023 supplemental Grant Application is because the construction budget included in the 2021 application and subsequent supplemental grant award, is not adequate to cover the volatile market escalation that has caused the cost of commodities to rise at 'an unprecedented rate.

As part of the supplemental grant application submitted in 2022, our team included an escalation of 3% for the project. This estimate was developed from a Design Development level estimate. The project is now in the middle of construction with plans to open the new Jr. Sr. High School in January of 2024. Over the past year we have seen an escalation closer to 5.5% instead of the anticipated 3%. For a project of this size that equates to a shortage of roughly $750,000.00. This escalation was comparable to the national average as described by Mortenson Construction Cost Index for the last 12 months.

The Huerfano School District community passed a bond election in 2020 and, with the help of CDE and the BEST program, is now underway with the construction of a new facility to replace John Mall High School. Extraordinary escalation rates between 2021 through today are the reason for the current application for supplemental funding.

At the time of this application, the project has gone through three extensive pricing exercises and is six months from completing the new Jr. Sr. High School Building. Following the opening of the new school, abatement and demolition will begin on the existing John Mall High School. Following demolition, work is to begin on phase 2 site improvements over the John Mall High School footprint. Due to limited funding and the financial risks associated with demolition and abatement, the school will not be able to implement the phase 2 sitework. Instead, Nunn construction is contracted to install native seed only. The entire high school site will then just consist of parking lots and native seed.

The allocated construction cost per square foot in the 2021 BEST Grant application was $410/square foot (inclusive of

construction escalation and construction contingency); and with a reduction of $3.15M of re-design and value engineering already in place ($2.9M VE at Schematic Design and $250,000 additional VE target at Design Development), the project was increased to $505/square foot with the award of a supplemental grant in 2022. This reflects a 22% cost increase in construction costs between 2021 BEST Grant budget and the 2022 costs from Nunn Construction, which is due to the market escalations. The project is now at $535/square foot. The project has used a significant amount of contingency to accommodate this escalation but now must sacrifice the scope of work included in the original grant which will be the phase 2 site improvements.

While it is standard to include value engineering as part of most - if not all - school design processes, Huerfano School District 'has gone beyond what we may experience as “normal” value engineering and has made concessions to have some ”bare 'bones” design. This is what is needed to focus all efforts and costs to get a safe and secure 21st-Century learning facility to house the 7-12th grade students of Huerfano County.
As a point of reference for the value engineering efforts, there has been a reduction of $56/square foot or a 10% reduction in construction costs. Nunn has run three separate pricing exercises (at schematic design, design development, and construction documents phases) and has received multiple bids from their trade partners. As noted above, value engineering is certainly part of all projects, and the process usually follows an iterative process that begins by reducing scope or adjusting design that does not affect the overall program or intent of the building. Some of these value engineering considerations, totaling approximately $1.4 million, include:

- Eliminating smoke evacuation system - this was done by re-designing the interior of the building to avoid an “atrium”.
- Additional walls and roll-down doors were required but overall, the cost savings were favorable.
- Revision of the floor-to-skin ratio.
- Modification to exterior materials - using CMU in lieu of pre-cast panels at gym; reducing brick; modification to roofing materials.
- Removing emergency generator - not required by code.

Further rounds of value engineering did cut into some scopes that affect the intent of the original BEST Grant application. Some of these reductions, totaling approximately $1.5 million, included:

- Delete student lockers.
- Reduction of culinary equipment in CTE kitchen lab.
- Reduction of culinary equipment for main kitchen re-use any equipment with useful life that is in the current kitchen. Revisions to site design.
- Use gravel in lieu of asphalt in fire lane.
- Large cut in landscaping (”$500,000). This eliminates the proposed playfield and additional plantings around the site.
- Deleted chemical treating of sub-grade at sidewalks. Not preferable to do this with the soils conditions but this is easy to add aback if contingencies allow.
- Removal of horizontal sun shades and motorized shades.
- Eliminating site monument sign.
- Eliminating outdoor furnishings.
- Reduction in AV system for performing arts
- Reduction in stage lighting for performing arts

As we progressed with construction, we had to reallocate money that was allocated for phase 2 sitework to fund other needed improvements for the building itself. We were hoping to use E-Rate funding to finance the Low Voltage work in the school but were only able to finance a small portion of this work. This required us to reallocate roughly $300,000.00 from the phase 2 site work. Additionally, we had several fire review comments that required a reallocation of an additional $250,000.00 for miscellaneous improvements. Lastly, we had to reallocate $220,000 to install asphalt in the fire lanes and parking lots. Though we are currently asking for funds to finance the site work, we have seen escalation and unforeseen conditions that have forced us to eliminate the phase II site work for the project.

Through diligent efforts by the project team and school district staff, and our partners at CDE we are close to being able to deliver the original high school replacement project promised to the community and BEST program. This is despite the unprecedented cost escalation in the construction industry. Our district is committed to realizing the promised scope including the Phase 2 site work but will need to obtain additional funding to make this a reality.

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

(**Maximum** 4,000 characters including spaces.)

The due diligence for this project was largely conducted for the previous BEST grant applications for this project. The due diligence for the 2021 BEST Grant application included several building assessments, heavily focused on structural concerns, but also included additional architectural and engineering assessments. An extensive community-based master plan process was led by Wold Architects between 2019 - 2020 that supported two BEST Grant applications in 2020 and 2021, with award of the BEST Grant in 2021.

As part of interviews in September 2021 for the general contractor, all four firms that were interviewed stated concern for the 'market volatility and informed the selection committee of on-going rising costs; additionally stating that the budgeted cost 'per square foot amount may not be adequate based on what the general contractors were actively seeing in the industry for Mother new school projects. Since then, due diligence for this project has included thoughtful design that meets the district and,

community intent and works within the footprint of the site; extensive value engineering and re-design exercises to work on bringing cost into alignment, which includes some very “bare bones” site design that are uncommon on new school projects; and working to secure additional funding from the district and through various grants.

Due diligence for the 2022 supplemental BEST Grant application included a thoughtful design process that included the District and Huerfano community; two thorough cost estimating efforts by the general contractor; subsequent value engineering and redesign; and research of construction cost escalation trends in both Colorado and at the national level in 'order to carry appropriate contingencies to mitigate any risk of continued escalations we may see between now and the completion of construction.

The current application is in a unique position to have actual cost data for most improvements as the project is halfway through construction. The current budget is a snapshot of the project budget as it is managed today. The most significant remaining uncertainties for the project consist of the abatement and demolition of the existing John Mall High School. Our team has worked with Broadbent Environmental to conduct a detailed assessment and testing of the existing building. We are currently in the process of procuring an abatement contractor but a preliminary cost estimate for abatement was $650,000.00. There is still risk in finding additional materials once demolition begins but we feel our margin of error on this cost estimate is relatively small. Additionally, Nunn Construction has contacted several demolition contractors who estimate the cost to demolish the building will be between $700,000.00 and $900,000.00.

Our team has utilized the two-week application window to update cost estimates for abatement, demolition, and phase 2 site work for the project. The total cost for the site restoration and phase 2 site improvements are quoted at $1,612,500.00. This scope of work has not yet been contracted due to a lack of 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.

(**Maximum** 12,000 characters including spaces.)

After reviewing the structural building deficiencies and the educational inadequacies of their outdated school, the Master Planning Committee unanimously approved recommending a 2020 bond election to the Huerfano BOE to include the following BEST Grant Project, which was approved as part of the 2021 BEST Grant award and successful passing of the 2020 bond election. The bullet points below are taken from the 2021 BEST Grant Application and the 2020 Bond language:

"Replace John Mall High School east of the existing building with enhanced vocational (CTE) opportunities. Demolish failing structure and re-establish with outdoor learning and play areas. Demolish old shop/wrestling buildings."

"Additional 2020 bond scope (separate from BEST Grant): Address most pressing facility deficiencies at Peakview School: Remodel Peakview to align program with new John Mall Secondary School."

"Provide funding to Gardner Charter School for upgrades to their outdated school building."

The construction of the new John Mall secondary school is currently underway and will address all of the building deficiencies listed in ' 'the previous section, including the educational adequacy problems mentioned. The new facility will be built following the CCAB Construction Guidelines and best practices for schools and will be located east of the existing John Mall High School and West Wing. It will include modern classroom technology and will help enhance the Career and Technical Education offerings for grades 7-12. The master planning committee and school district educators had strong feelings about enhancing the educational experience for 7th and 8th graders through increased exposure to electives, especially CTE offerings. While PK-8 land a traditional High School have provided a good educational model for many years, the Huerfano school community is planning to include 7th and 8th grade students in the new proposed Secondary School. This won’t only enhance the 'educational experience for 7-8th graders but will also increase the number of students that will benefit directly from this project. This is also advantageous for staff due to the current sharing of teachers (HS and Middle School) thus no running from building to building.

The proposed school will be 55,998 square feet. It is approximately 8,000 square feet smaller than the existing 9-12 John Mall High School footprint (including the west wing) and will have the capacity to accommodate 7-8th grades. In addition to the core curriculum, the new school will provide the appropriate space to enhance CTE instruction. The new building will include a gymnasium, but all other outdoor sports fields will remain as is.

In addition to this comprehensive school replacement project, the district is planning to address the most pressing facility deficiencies at Peakview School. The 4 classrooms currently occupied by 7-8th grades will allow the district to align Peakview with secondary school vocational instruction by providing project maker-labs in order to create spaces for hands-on learning for PK-6 students. These additional much needed improvements will be funded separately from this BEST grant through the district’s successful 2020 bond.

The above solution, proposed in the successful 2021 BEST Grant application, remains the main focus of Wold Architects, Nunn Construction, Artaic Group, and Huerfano School District and community. The highest priority is to provide a new, safe and 'secure school building that the 7-12th graders can move into. The current design and construction schedule will allow for that 'to occur in winter 2023. Additionally, some bond money needs to remain available to address Peakview and Gardner schools has allocated in the 2020 bond language.

The solution to the budget deficit is being tackled in multiple ways, but Huerfano School District is falling short of a full solution that would result in providing all scopes included in the 2021 BEST Grant application. In order to address the scope and escalation of costs for the main building, the phase 2 landscape scope of work was cut.

To add to the solution, Huerfano School District has agreed to increase funding to the project budget from the bond dollars available from the passing of their 2020 bond. This approach to offering additional funding means taking money allocated for Peakview and Gardner projects, however, the focus of the bond was to replace John Mall School. Therefore, Huerfano School District has agreed to increase the John Mall project budget by $2.5 million. Of the $2.5 million increase from the District, approximately $100,000 is being used for non-construction cost items, allowing $2.4 million to be applied to the construction hard cost over-run. The remaining hard cost budget deficit is $$743,000.00.

Receiving supplemental funding via this BEST Grant application would allow the full scope included in the 2021 BEST Grant application to be fulfilled. Currently our team is planning to make the entire footprint of the old school and the entirety of the space between Peakview Elementary and the new Walsenburg Jr. Sr. High School all native seed.

The original scope of work as described in the BEST Grant had called for an outdoor classroom, basketball court, and sod turf that would not only allow for recreational activities but was planned to be used as a teaching environment for several classes. The outdoor classroom and is intended to be used heavily by STEAM classrooms as an instrumental part of the 21st century learning model.

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

(**Maximum** 4,000 characters including spaces.)

The solution to the successful 2021 BEST Grant application included a community led by the Master Planning Committee; and a facilities conditions assessment, both led by Wold Architects and Engineers. The group met six times for two hour meetings in order to develop guiding principles, discuss assessment findings and to define a path moving forward. Following the directive from the BoE to replace John Mall High School, the Master Planning team, together with district and school administration, developed an architectural program for the school replacement. This occurred over the course of three meetings at the end of 2019. A narrative describing desired architectural specifications (following CDE Construction Guidelines) was also developed 'and shared with construction partners that developed cost estimates. With an unsuccessful grant application in 2020, Wold Architects assisted with revisions to the 2021 BEST Grant application. This included some adjustments to the original design solution and revisions to the budget, again going through the process of cost review by two general contractors.

Following the successful award of a 2021 BEST Grant, Huerfano School District assembled a project team following a competitive procurement process. The design process, led by Wold Architects, has included a series of design meetings with a Design Advisory Group - made up of Huerfano School District administration, staff, board members, students and community members. The design solution was arrived at from a combination of Design Advisory Group input and constraints of the site. 'As part of early design diligence, the soils report indicated an expensive drilled pier solution would be required for the foundation system. Additionally, the site footprint is compressed by the adjacent water ditch. This resulted in a 3-story solution to the new building. A two-story solution was considered but could not fit the constraints of the site - and likely, would have resulted in additional cost due to a larger foundation being needed. The proposed design solution was completed as part of schematic design drawings in November 2021.

As part of due diligence on the cost review, Nunn Construction, our selected general contractor, has managed two thorough Ibid processes of the schematic and design drawing packages. This has included getting costs from subcontractors and having discussions on continued trends in cost escalation. Nunn has also prepared a document showing the escalation their 'subcontractors are reporting on various construction materials. As part of continued design after schematic drawings were completed and priced, Wold and their team of engineers hold a weekly meeting to continue design efforts. Both Nunn, Construction and Artaic Group attend those meetings in efforts to provide constructability input and to ensure the final design aligns with the anticipated project costs.

As we progress through construction of the replacement school. Our owner's rep and Nunn Construction have worked to better understand remaining costs for abatement, demolition and the phase 2 sitework. The priority for this project has been the new school itself by pulling funding for the originally planned phase 2 site work. Nunn construction has provided updated cost estimates which are included as backup for this grant application.

*Urgency

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

(**Maximum** 4,000 characters including spaces.)

The awarded grant and supplemental grant were used to make sure the John Mall High School structural problems were corrected in a comprehensive manner as soon as it was financially feasible to do so. The health and safety risk to students and staff from a roof component or brick wall collapse is persistent. From site observations, the risk appears to be increasing every year as the building continues to shift, move and age. This is evidenced by recent repairs in 2018, where a large section of wall at the west wing had to be braced as it started to bow and show signs of catastrophic failure. This had been the largest repair in

decades until a snow storm came through on October 26, 2020. The damage to roofing members (steel joists) due to excessive deflection appears to be something chronic that was hidden and wasn't known before.

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

Our team is very close to If the project is not awarded, the district will continue to do whatever is necessary to safeguard 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) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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.

(**Maximum** 4,000 characters including spaces.)

Huerfano School District takes pride in the maintenance and upkeep of the learning environment. Despite the challenges an aging building presents, the district has demonstrated the ability to maintain a functional, and dignified learning environment for its students. This upkeep has been costly but necessary.

Once the new school is built, the district expects the maintenance demands and expenses to decrease but is well aware of the responsibility a new school building represents. The District plans to continue the same high level of maintenance services in order to help maximize the life of the new school and to continue to support community pride.

The district does not expect any changes in how it currently approaches maintenance. The capital renewal budget commitment will be 1.5% of per pupil funding. During the last several fiscal years, funding per pupil has been roughly $9,500 - The capital renewal commitment the coming year is estimated to be roughly $75,000.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

The district does not expect any changes in how it currently approaches maintenance. The capital renewal budget commitment will be 1.5% of per pupil funding. During the last several fiscal years, funding per pupil has been roughly $9,500 - The capital renewal commitment the coming year is estimated to be roughly $75,000.

Adjacent Structures

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

No

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

AHERA

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

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

Yes

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

Yes

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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 John Mall facility will be demolished and removed from the site. Demolition and Abatement costs are included in the grant with an allowance of $1.4. The costs for both Demolition and Abatement are carried in the ACM Abatement line in the budget. The building was originally tested by RLH Engineering and Broadbent Environmental. Broadbent produced a final report and will be responsible for overseeing abatement activities.

Though the inspection was comprehensive, there are still risks that additional ACM could be found as demolition activities begin. Because of this our project is continuing to carry contingency dollars for abatement and demolition.

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	28.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	28.00%

Waiver not required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$1031603
D. * Applicant Grant Request	$ 742754.16
E. * Applicant Match to this Project	$ 288848.84
F. Previous Grant Awards to this Project	$23862100
G. Previous Matches to this Project	$9279705.68
H. Total All Phases	$ 34173408.68

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

The match will come from bond funds. As part of the 2022 Supplemental grant, the district contributed an additional $2,500,000 to the project. This additional infusion of bond funds will be used as the matching funds for this supplemental grant.

If Bond, when will election be held? 2020

J. 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.

N/A

K. * Project Area *(Affected Square Feet)*	55998
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	55998
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	137
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 610.26
O. * Escalation % identified in your project budget	1%
P. * Construction Contingency % identified in your project budget	2%
Q. * Owner Contingency % identified in your project budget	1%
R. * Anticipated Start Date *(MM-DD-YY)* ⚠ ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	80122
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	80124

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

The estimate for the total project budget was based on actual costs as the project is halfway through construction. The costs for work that is yet to be completed including abatement, demolition, and phase 2 site work were produced by actual cost estimates derived by the district's environmental consultant, Broadbent Environmental, for abatement, and by Nunn Construction for the demolition and phase 2 site work.

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Huerfano School District has hired an owner's representative, Artaic Group, to work hand in hand with school district staff and the school board to oversee the construction project. To date we have been very pleased with the efficiencies and collaborative efforts of Artaic Group, Wold Architects, and Nunn Construction on the project so far and their ability to realize cost savings where they can.

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

All vendors went through a compensative public procurement process. The demolition work, abatement, work will be competitively procured and overseen by both Nunn Construction and Artaic Group. If phase II site work is funded. This scope of work will be competitively procured as well.

Other funding options

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

Huerfano School District RE-1 has applied for many grant programs since having been awarded the supplemental BEST Grant in 2022. The district was successful in pursuing a School Security Disbursement Grant for $80,000.00 and has leveraged all available E-Rate funding for the project.
Additionally, the district submitted an application for a School Violence Prevention Program Grant. We are still awaiting the results of this submission.
Over the course of the last eight months, Huerfano School District has tried to pursue a Great Outdoors Colorado (GOCO) Grant application. Understanding that this grant application has become much more competitive in the last two years, the district engaged Huerfano Parks and Rec District, the City of Walsenburg, and Huerfano County to support a combined grant application.

After months of community engagement and coordination meetings we were informed our application was not eligible because another grant project that was previously awarded for an outdoor pool was no longer in operation and therefore not in compliance.

The planned site improvements to restore the footprint of the demolished John Mall High School were heavily dependent on this grant effort.

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? *(Type NA if not applicable)*

NA

Return to top of page

Ridgway R-2

Supplemental FY21-22 Ridgway ES Renovation

BEST Request	$155,197.20
District Match	$232,795.80
Calculated Total	$387,993.00
Total Project Cost (includes previous BEST awards and match for this project)	$18,216,439.00
Calculated Match Percentage	60%
CDE Minimum Match	60%
Waiver? Y/N	N

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

Ridgway Elementary School - Code 7342

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☐ Districtwide
- ☒ Administration
- ☒ Elementary
- ☐ Library
- ☐ Kitchen
- ☐ Learning Center
- ☐ Other: please explain:
- ☐ Senior High School
- ☐ Junior High
- ☐ Career and Technical Education
- ☐ Media Center
- ☐ Auditorium
- ☒ Kindergarten
- ☒ Pre-School
- ☐ Middle School
- ☐ Classroom
- ☐ Cafeteria
- ☐ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "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.

(**Maximum** 4,000 characters including spaces.)

Ridgway Elementary School (RES) was originally constructed in 1972-73 on a 17-acre campus as the Ridgway School District K-12 school building housing the entire district student body. The construction of the 1972 building was necessary because the previous

school, originally constructed in 1937 was condemned.

The 1972 building was a pre-engineered steel structure with portions of concrete block exterior walls and portions of metal panel exterior walls. It contained a centrally-located gymnasium with classrooms flanking each side of the structure comprising about 34,000 square feet of building area. Finishes included painted concrete block corridors, gypsum board interior partitions, acoustical ceilings, and VCT flooring. When constructed, the building served as a functional, practical, and economical solution for the district's school needs. Though simple and austere the building served the needs of the school district for many years. Original funding for this school was made available through a successful bond of approximately $336,000 in 1972.

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.

(**Maximum** 4,000 characters including spaces.)

As the district grew, a building addition of about 30,000 square feet was constructed in 1996 to accommodate the growing community's need for additional student capacity at the district K-12 school. This structure consisted of load-bearing concrete block exterior walls and open web steel roof joists. The addition was designed to house many of the educational support spaces such as the library, art room music room, auditorium/multipurpose room, district offices, and shop spaces. Funding for the addition was provided through a successful bond measure in 1995.

During the summer of 2001, a two room, slab-on-grade structure was built for the 4th/5th grade classrooms. By 2002, the district 1972-1996 facilities were stretched to capacity and the district began looking at options to expand. We added pre-kindergarten students in 2003, in a modular, becoming a pk-12 school.

In 2003 our voters supported a $7.75M bond to construct a new secondary school for grades 6-12 at another school property that was completed in 2006. The secondary gym/music room paid for by a voter supported $1.5M bond and $700,000 in fund raising was completed in 2009. The pk-5 students remained at the original school site and solved our crowding challenges. The slab-on-grade structure was converted to pre-kindergarten and the 4th/5th grade students moved into the main building in 2008.

In 2021 the Ridgway School District was awarded a BEST grant and passed a bond to renovate RES. The renovation is scheduled to be complete in August 2023. The renovation included a major renovation of the 1972 portion of the building, roof replacement and other minor updates of the 1996 building, conversion of the separate pk building into an administration office, and some site improvements.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐ A Facility Master Plan is underway, but not yet completed
☐ A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☐Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☐Asbestos Abatement	☐HVAC	☐School Replacement	☐Window Replacement
☐Boiler Replacement	☐Lighting	☐Security	☐New School
☒Electrical Upgrade	☐Renovation	☒Site Work	☐Land Purchase
☒Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☐Supplemental Request to previously approved grant***

☒Other: please explain:

Addition of ground-mounted solar panels

**** 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.**

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

The solar panels were originally part of the RES scope, but were cut because of budget concerns. The project is too far along for other scope items that were Value Engineered out to be added.

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

No

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

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

Located in Ouray County, the Town of Ridgway is considered the 'Gateway to the San Juans'. The area was once home to the Utes in the Uncompahgre River Valley. By the late 1890's the town formed as a railroad town, serving nearby mining towns of Telluride and Ouray, Ridgway has continued to adapt to local industries such as tourism and ranching. Our community has continued to grow since 1900. Currently the population is approximately 2,800 and projections anticipate steady growth through 2050.

Our district currently serves 334 students from Ouray, San Miguel and Montrose Counties. RES has a current enrollment of 144. The Ridgway School District community is defined by the professionalism and heartfelt commitment of the staff and teachers. Our teachers are highly prepared, share a love of teaching and have a diversity of backgrounds and professional experiences. We have

a student / teacher ratio of 11:1, allowing for a level of individualized instruction and personal attention characteristic of a small, rural school. All of our schools have recently received the John Irwin Award for demonstrating exceptional academic achievement over time. The district has also been 'Accredited with Distinction' from 2012-2016, in 2019 and most recently, post-pandemic in 2022. Only 6% of Colorado school districts received this distinction in 2022. We believe our efforts to keep school in-person during the 2020-21 & 2021-22 school years contributed to our academic success.

Our maintenance program is led by staff with a variety of skills and we use School Dude or Maintenance Direct software to process work orders. All work orders are routed through our facilities manager and he assigns to custodial or facility staff as appropriate. Our maintenance staff takes pride in our facilities and does the best they can to keep them running for 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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

Our original awarded BEST application outlined the many deficiencies of the Ridgway Elementary School building. Energy efficiency was one of the many deficiencies related to the age and systems of the original school.

A 50 KW solar array was included in the BEST Grant Application and included in the Bond materials approved by the voters. Due to unprecedented budget challenges during the contracting of the RES renovation project the solar array was removed from the scope and carried as an add alternate.

Other scope items included in the BEST grant and Bond language that were cut due to the unprecedented budget concerns included separating bus and parent drop off traffic, a new Ansul hood system in the kitchen, among other scope reductions.

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

(**Maximum** 4,000 characters including spaces.)

Adding a solar system to RES has been desired for many years. The original BEST grant included this scope of work so the district could be more efficient with energy usage in the future. The master plan design identified a location for the solar array early in the process understanding the high electric utility costs for the district when utilities were analyzed.

*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.

(**Maximum** 12,000 characters including spaces.)

Adding 50 KW of ground-mounted solar would offset the cost for electrical power at the building, set RES up well to eventually transition to an all electric building, provide a good learning opportunity for students, and align with the School District's sustainability goals. Ground mounting the panels avoids future challenges with snow removal on the roof and eventual additional costs for roof replacement. As part of the current renovation the building is solar-ready and setup for connection to a solar array. The soils in the areas proposed for the solar array are poor and while they can support a solar array they are unsuitable for other school buildings. The whole site was investigated as a potential location for a new school and the proposed areas were found to be too unstable for a new school building.

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

(**Maximum** 4,000 characters including spaces.)

Prior to the RES renovation there was an extensive Facilities Master Planning process. The RES renovation included making RES "solar ready" for future solar. RTA included an alternate for a 50 KW array in the RES renovation design. FCI Constructors received bids from solar installers local to the region for the add alternate included as an option in the project estimate. The add alternate is not currently included in the project because of unprecedented budget concerns.

*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.

(**Maximum** 4,000 characters including spaces.)

This would be a new solar system, there is no timeframe for failure. If this project is not awarded the School District would not deliver on the promised BEST and Bond scope of including a 50 KW solar array on the RES campus. There is strong support in the Ridgway community for solar projects. The solar system was an important part of the successful bond measure, but was initially removed from the scope to prioritize educational spaces. It is important for us to deliver to the community what was promised.

I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section §22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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 warrantees for major building systems or new construction proposed.

(**Maximum** 4,000 characters including spaces.)

RSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible. A new solar array will first be under warranty by the installing contractor and then maintained according to our regular schedules to ensure all manufacturers warranties stay valid. The installer will also provide training and operation/maintenance information to our maintenance department for the new solar system.

Per CDE’s recommendations, we will implement a facilities maintenance plan for both of our school facilities. This plan will provide documentation and direction on the facility maintenance strategy. Our staff will be trained to understand the document and what actions need to be taken to keep it updated. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time. The past five years of actual costs for capital projects in our district averaged $115,000 per year. Maintenance of a new solar array will be budgeted appropriately as part of the district’s annual operating budget. We plan to budget $200/student per year for maintenance districtwide.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

Our capital funding is through our general fund and averages $115,000 per year. Maintenance of a solar array roof will be budgeted appropriately as part of the district's annual operating budget and capital reserve. These budget amounts may increase as needed depending on the projects required each year. We will budget at least $200 per student per year for maintenance. As the budget allows, we will strive to add to this per student budgeting during our annual budgeting process.

Adjacent Structures

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

No

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

N/A

AHERA

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

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

Yes

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

Yes

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	60.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	60.00%

Waiver not required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$387993
D. * Applicant Grant Request	$ 155197.2
E. * Applicant Match to this Project	$ 232795.8
F. Previous Grant Awards to this Project	$7666231.78
G. Previous Matches to this Project	$10162214.22
H. Total All Phases	$ 18216439

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

General fund sources combined with bond interest generated over the course of the project.

If Bond, when will election be held? November 2021 (successful)

J. 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.

N/A

K. * Project Area *(Affected Square Feet)*	65880
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	65880
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	324
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 276.51
O. * Escalation % identified in your project budget	9%
P. * Construction Contingency % identified in your project budget	5%
Q. * Owner Contingency % identified in your project budget	5%
R. * Anticipated Start Date *(MM-DD-YY)* ⚠ ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	09-01-23
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	10-31-23

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

RTA included an add alternate for a 50 KW solar array in the RES renovation project design. FCI Constructors reached out to solar installers local to the region for pricing for the add alternate.

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Shane Ayer, RSD Facilities Director, will help with oversight for the School District. Reilly O'Brien, Senior Project Manager, Dynamic Program Management, will assist with oversight as the Owner's Representative, continuing the role from the RES Renovation. FCI Constructors will provide General Contracting services as the Construction Manager as General Contractor, at risk (CMGC), continuing the role from the RES Renovation. RTA will assist with submitting documentation for permitting the project.

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

The solar installer will be competitively procured by FCI Constructors. It is expected that more than three bids will be submitted. For efficiency and relative small size to the RES Renovation project DPM, RTA, and FCI will continue working on the project.

Other funding options

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

We have asked our voters and they responded by passing a bond in 2021.

The School district obtained a grant from the Colorado Division of Homeland Security to improve the existing entry vestibule for security at the elementary school. We have applied ESSER funds to capital improvement projects. We have also applied again this year for the security grant to reduce capital costs at the secondary school and elementary school. This proposed project takes advantage of those improvements to reduce the requested funds.

If successful, we will continue to leverage bond and BEST funds for other grant programs to stretch our dollars further.

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? *(Type NA if not applicable)*

A 50 KW array would produce about 6,200 kilowatt hours (kWh) of alternating current (AC) power per month. For our older school building, our electric bills fluctuate from $2,500-$5,000 per month. The expected offset of the electric costs would be between 25-50% depending on the time of year.

Return to top of page

Trinidad 1

Supplemental FY22 Trinidad HS Health, Safety & Ventilation Upgrades

BEST Request	$ 3,640,175.80
District Match	$ 191,588.20
Calculated Total	**$3,831,764.00**
Total Project Cost (includes previous BEST awards and match for this project)	$9,320,188.00
Calculated Match Percentage	5%
CDE Minimum Match	36%
Waiver? Y/N	Y

Print Final Application

I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

Facility Info

A. * Facility Name(s) and School Code(s):

Trinidad High School - 8906

*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- ☐ Districtwide
- ☐ Administration
- ☐ Elementary
- ☒ Library
- ☒ Kitchen
- ☐ Learning Center
- ☐ Other: please explain:
- ☒ Senior High School
- ☐ Junior High
- ☒ Career and Technical Education
- ☐ Media Center
- ☐ Auditorium
- ☒ Kindergarten
- ☐ Pre-School
- ☐ Middle School
- ☒ Classroom
- ☒ Cafeteria
- ☐ Multi-purpose room

*Facility Ownership

C. Who is the facility owned by?

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".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? (See Provisions for Charter Schools)

(If applicant is a school district, type "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.

(**Maximum** 4,000 characters including spaces.)

Trinidad High School building complex, comprised of Building A, Building B, and Donnelly Gymnasium (Building C), was completed in 1972. It was determined that the construction of a new high school was the best choice while converting the "original" high school

building into what is now Trinidad Middle School.

Building A is 55,364 square feet and contains a majority of the classrooms, the library, cafeteria, kitchen, and central office. The adjacent Building B is 23,930 square feet and contains the classrooms specific to the industrial arts and vocational courses including the wood shop, art classrooms, machine shop, choir and band rooms, and pre-kindergarten classroom. Donnelly Gym (Building C), recognizable by its iconic gold dome is a 43,120 square feet stadium gymnasium.

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.

(**Maximum** 4,000 characters including spaces.)

There have been only a handful of noteworthy capital improvements made to the Trinidad High School campus since its 1972 construction, most notably the 2006 HVAC system replacement in Building A, which included removing this facility from the large boiler plant that still serves Donnelly Gymnasium to this day.

Of major importance, given the district's experience with the major renovation project at the Middle School graciously funded by a BEST, it was important to the district to pre-emptively allocate obtained bond funds to provide the full match (34%) which equated to approximately $1.9M for the High School BEST grant submission in 2021. This approach proved successful, and the district was awarded the BEST grant.

As the district and its design/execution team began moving forward the full development, bidding and procurement for the BEST project originally slated for completion the Summer of 2022, it became evidently clear the hyper-inflation and challenges of obtaining competitive pricing in an overly saturated geography at that time from a construction stand-point (Rural Southeast Colorado), the full amount of identified scopes of work would not be able to be completed on time or on budget as originally anticipated. The district and partners embarked on a rigorous prioritization effort to complete work that was ready, priced responsibly, impacted by long-lead times, locking in labor rates, and of the highest priority for the High School Campus.

These capital improvements included: Replacing the roof on Building B; recaulking joints and comprehensive repairs to the roof on Building C; HVAC - ordering long-lead time equipment purchases for Building C including three outdoor condensing units, three indoor air-handling units, two condensing boilers, and two energy recovery ventilators; in addition labor costs have already been allocated for the installation of the HVAC equipment for Building C (which is imminent); Ordering lighting fixtures for Buildings A & B; Building C installation of high bay lighting; code compliant/safety renovations for restrooms; Electrical – ordering long-lead time main distribution panels for all three buildings and various need distributed panels to support the HVAC systems (and allocated budget for labor); and other improvements mutually exclusive of the delayed installation of the HVAC and other deferred improvements.

Although we have certainly struggled to keep pace with the compounding deferred maintenance of our aging facilities, alongside a majority of fellow Colorado K-12 Public School Districts, particularly through this hyper inflationary period, as a district we have been diligent and responsible with prioritizing and deferring projects based on urgency, available funds, and logical ways to move forward with work while still ensuring our efforts align with our community's commitment in pursuing major capital improvements through our long-term strategic master plan.

*Facility Master Plan Status

G. Has a Facility Master Plan been completed?

(Check one or more of the following)

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

Copy submitted previously
☐ A Facility Master Plan is underway, but not yet completed
☐ A Facility Master Plan has not been completed

Return to top of page

Print Final Application

II. Integrated Program Plan Data

Project Type

A. * Project Type (select all that apply):

☐Addition	☐Handicapped Accessibility ADA	☐Roof	☐Water Systems
☒Asbestos Abatement	☒HVAC	☐School Replacement	☒Window Replacement
☒Boiler Replacement	☒Lighting	☒Security	☐New School
☐Electrical Upgrade	☐Renovation	☐Site Work	☐Land Purchase
☐Energy Savings	☐Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S.	☐Technology	☐Career and Technical Education**
☐Fire Alarm / Sprinkler			

☒Supplemental Request to previously approved grant***

☐Other: please explain:

**** 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.**

*****If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

Project over-budget due to inflation and cost escalation, lead times, re-designs/VE efforts to save costs but impacted time, and scarcity of qualified and willing subcontractors

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

No

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

C. * General Background Information

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

(**Max** 2000 characters including spaces.)

OVERVIEW
Trinidad School District (“TSD1”) was established in 1866 and is the oldest school district in the State of Colorado. The district is made up of Fisher’s Peak Elementary, Trinidad MS, and Trinidad HS, with a total enrollment of 899 students.

ACADEMIC AND EDUCATIONAL PROGRAMMING
TSD1 helps K-12 students develop life skills relevant to their community and the world. The district prepares students to enjoy and excel in academics, arts, and extracurricular activities, while recognizing their civic responsibilities. Along with providing a well-rounded and diverse education, the district provides the support needed for each student to reach their highest academic, social, and leadership potential.

AFFECTED FACILITIES
The THS complex, completed in 1972, is comprised of Buildings A, B, and C (Donnelly Gym). Bldg. A is 55,364 ft2 and contains a majority of the classrooms, the library, cafeteria, kitchen, and central office. The adjacent Bldg. B is 23,930 ft2 and contains the classrooms specific to the industrial arts and vocational courses including the wood shop, art classrooms, machine shop, choir and band rooms. Donnelly Gym is a 43,120 ft2 domed stadium gymnasium.

MAINTENANCE PROGRAM
TSD1 employs two full-time maintenance staff and nine full-time custodial staff to manage operations and maintenance. The team is run by Facility's Director Jeff Roybal. He also serves the district as Director of Special Projects and has led the district through the successful TMS Renovation project, bond projects, and now the high school BEST projects.

The responsibilities of the facility team include performing routine work on the interior/exterior of buildings, operating and maintaining dynamic systems, maintaining athletic facilities, and seasonal sitework at each campus. The team also manages supplies/inventory requests and an annual equipment and maintenance program that includes general servicing of HVAC such as changing filters, replacing parts, and regular inspections.

*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 C.R.S.
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 that need to be addressed, in light of the statutory priorities of the BEST grant stated above.

(**Maximum** 12,000 characters including spaces.)

INFLATION, LEAD TIMES, AND RE-DESIGN ISSUES:
The THS original Best Grant was submitted in the 2021-2022 grant cycle and awarded in June of 2021 in the amount of $5,488,424. Once approved, the project team started and completed full design of the project measures and solicited competitive bids for an April 2022 project start through to an August 2022 completion. In the early spring of 2022, the construction market had its first serious impact to our plan – critical pieces of electrical equipment, transformer, main distribution panels, distributed panels and other materials suddenly had a 40+ week lead time and would not arrive in time for the construction schedule to be completed. The event was our first experience with the building supply chain issues.

Due to the inability to complete the electrical upgrades (which centrally serves all three buildings) we were unable to begin work on the HVAC upgrades that rely on the new electrical infrastructure. As a result, nearly all major scopes of work in our grant were put on complete hold for a full year. This event, and succeeding efforts for re-designing and value engineering created a continued ripple effect compounding the impact of ongoing cost escalations.

In March of 2022, with design nearly complete and to secure as much of the then-current market prices, our team ordered and stored nearly all major pieces of mechanical (HVAC} equipment for Building C that would be installed a year later as to avoid supply chain issues, more 40+ week delays and constant cost escalation of these expensive items.

As construction plans evolved further and bid packages completed, subcontractor pricing was again solicited. Once subcontractor proposals were received and evaluated, it became clear that despite redesign and value engineering efforts, persistent cost escalations were going to continue to negatively impact the budget and our ability to achieve the original scope of work – despite these redesign and value engineer efforts. Final bids were reviewed in September 2022. The new cost for the anticipated project had increased over 27% to $7,018,810 in the 12-month delay created by the electrical equipment from 2021. It became evidently clear that the modified scopes of work and original project budget were no longer going to be achieved. Time delays and continued cost escalations kept further exacerbating the problem. We still feel costs have further escalated since that Fall 2022 pricing effort.

To maximize the value of the existing BEST budget, TSDI worked together with our design-build team to select critical scopes and equipment that could be immediately procured without exceeding the original Best Grant funding - to protect from any further cost escalation.

In addition, the following BEST grant scopes of work were removed to keep the project within the original Best Grant funding. These projects have been fully developed, and with additional funding, would be ready to be finalized for implementation.

GYM HVAC SYSTEM:
The high school's iconic gold-domed gymnasium is served by a grossly oversized boiler plant which provides hot water from 40-year-old atmospheric boilers to a combination of air handlers, cabinet heaters, and unit heaters. There is no ventilation or air-conditioning for the gym, it has stratification issues, there is no ventilation for locker rooms, and the overall environment is unhealthy and uncomfortable.

As previously mentioned, the district and project team utilized original BEST grant funds to procure all long lead time equipment for the major HVAC renovation and lock in labor rate amounts for the eventual construction of the project. Two condensing boilers, three air-conditioning units, three air-handling units, and two energy recovery ventilators have already been purchased and delivered. In addition, HVAC install labor costs have been included in Amendment 2. Through the re-design process to gain as many economies of scale and cost efficiencies while still achieving the overall goals for improved comfort and health in the building it was determined that two additional DX rooftop units (ductwork and associated work) will be necessary for the building load requirements to complete the intended project goals.

BUILDING B HVAC SYSTEM:
The Building B HVAC project was determined to be deferred/delayed due to multiple value engineering and re-design efforts. Original central systems were proposed with what eventually became an extremely high price tag through the bidding effort in early 2022. The redesign effort then began to pivot to a packaged rooftop unitary system to reduce costs. This effort has taken time and thus the project was removed from the original BEST grant scope of work.

Building B is currently conditioned by a 23-year-old low-efficiency atmospheric gas boiler located in a basement mechanical room provides hot water through a hydronic loop to cabinet heaters through a 2-pipe system, which is nearly 50 years in age. All major HVAC equipment, and most secondary system components, are in poor condition or have reached the point of complete failure.

Although this system is simple in nature, it is the source of year-round comfort issues and a consistent steam of maintenance problems, throughout every square foot of this facility. It has been a persistent source of stress on our students, teachers, and strained Maintenance Staff for as long we can remember. The spaces in Building B do not receive any ventilation air. Current mechanical code requires a minimum of 10 cfm/student and 0.05 cfm/sf., meaning the entire volume of air inside occupied spaces should generally be replaced with outside air every about every 20 minutes, all things being equal. Proper ventilation air is crucial for maintaining a healthy indoor environment, so resolving this unacceptable problem is a pressing need for the health and safety of our students, teachers and staff.

SCIENCE LAB VENTILATION & EXHAUST:
This HVAC project relates to the specialty exhaust and ventilation system in our Science Lab that has already undergone a major renovation of FF&E. In order to safely conduct classes, it is our responsibility to ensure the safest possible environment, which includes maintaining functional, and effective ventilation and safety equipment unique to this space. The vent hood is a critical exhaust system crucial for utilizing the lab effectively. Unfortunately, it is no longer functional and has been decommissioned from use. This failure also means there is not proper exhaust ventilation for the chemical storage areas of the chemistry lab. Until this health and safety issue is resolved, the district is unable to provide the full extent of educational programming opportunities for Science.

While this project is of the upmost importance to fully complete the overall renovation of the Science Lab, its relevance to the overall HVAC upgrades (and re-designs) for the Building B HVAC systems caused us to defer this project as well for construction sequencing and economies of scale.

HVAC CONTROL SYSTEMS:
The district staff cannot rely on the Johnson Controls building automation system (BAS) that is meant to operate the HVAC systems for Buildings A and B, despite the equipment’s age and ineffectiveness to properly condition and ventilate the buildings correctly. This BAS was installed during the 1993 renovations, but it is obsolete and no longer supported. A district-wide replacement of this system has already begun with the 2019 TMS Renovation Project, has been expanded to Building C as part of the original BEST grant, and still needs to be re-budgeted for as part of this Supplemental BEST grant request to complete the BAS district-wide (in conjunction with the Buildings B and C HVAC upgrades).

WINDOWS (BUILDINGS B):
The exterior windows located in Building B are steel-framed single- pane storefront windows and are original to the high school's 1972 construction. The Building B window system has exceeded its useful life, showing consistent points of failure. The school faculty have expressed their concern about the windows' safety and the thermal comfort issues they cause. Poor performance of the exterior fenestration impacts building comfort and mechanical system efficiency on a day-to-day basis.

Due to the incredibly inflated cost increases seen over 2022 in window material and labor costs, this project was very early removed from the original BEST grant project and budget to make room to be able to accomplish higher priorities (roofing, HVAC, electrical equipment, etc). It is mutually exclusive of other systems and infrastructure that was being prioritized, and thus was easy to isolate and remove. This, however, does not diminish its importance to the district from a safety and comfort standpoint.

LIGHTING & CEILING SYSTEMS:
Most of the lighting fixtures in our facility consist of highly inefficient 32-watt T8 linear fluorescent lamps with electronic ballasts. This technology is obsolete and is another impactful opportunity for our district to ease some of the strain on our operations budget by reducing utility costs and eliminating maintenance costs associated with lamp and ballast replacements. The district has already begun the conversion to LED fixtures with the TMS Renovation and intend on continuing this effort in THS to meet the district facility master plan goals.

Lighting fixtures for Buildings B and C have been ordered and delivered as part of the original BEST grant to eliminate any more inflationary issues. High Bay lighting in the gymnasium has already been installed. Unfortunately, the relationship between the HVAC ductwork and/or piping, new suspended ceilings, and lighting fixtures has caused these relevant improvements to all be delayed or deferred as funds became scarce and HVAC projects were put on hold. Inflationary issues have now caused the need for some supplemental funds to achieve full installation of originally planned new suspended ceilings in all three buildings, along with the new LED lighting fixtures for all as well.

SECURED ENTRY & BUILDING ACCESS:
The main entrance to THS is through a set of double doors located on the south side of Building A. These entry doors are accessible to non-district personnel through a video and voice-controlled system located at the reception desk in the office located around the corner from the entry door. Visitors are instructed through the intercom system and posted signage to immediately proceed to the central office once they have been admitted through the locked doors of the main entrance. However, visitors are admitted into the school's main central corridor where they have immediate and unabated access to the entirety of THS from that point. A new entry vestibule should be installed that restricts access to the school and provides a safer means of controlling entry and coordinating visitors with the central office.

This project has gone through multiple re-designs to still uphold the original goals for safety and security but doing so in a more fiscally responsible manner. This collaborative re-design effort took time, and the district wanted to make sure stakeholders still felt all needs would be met. Thus, the timing and lack of budget clarity as it evolved caused this project to be deferred and removed from the original BEST grant project.

ASBESTOS CONTAINING MATERIALS:
Minor asbestos abatement has been uncovered as part of the original design process and further testing conducted after the award of the original BEST grant. This is primarily in plumbing pipe insulation, HVAC boots, and miscellaneous other areas that will be affected by the HVAC projects.

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

(**Maximum** 4,000 characters including spaces.)

The TSD1 development team is a collective of professionally licensed design and construction professionals that have worked together and alongside our district for over six years. The core group originally included architects (AIA, LEED AP BD+C) from Anderson- Hallas, structural engineers (P.E) from JVA Consulting Engineers, mechanical engineers (P.E), electrical engineers (P.E.) and professional construction managers from Willdan Group, Inc., all of whom are licensed in the State of Colorado and decades of combined industry experience. Moreover, nearly all have focused their careers specifically on the renovations of existing facilities, historic preservation, and the public sector clients.

Beginning in 2017, the district underwent a comprehensive strategic planning and facility master planning effort to assess all district facilities and identify and prioritize the deferred maintenance and facility needs for both the short- and long-term. The deficiencies described above were included in this initial FMMP and have been updated annually.

*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.

(**Maximum** 12,000 characters including spaces.)

GYM HVAC SOLUTION - COMPREHENSIVE UPGRADE:
The Building C gymnasium HVAC solution is in process as part of the original BEST grant and contracted in Amendment 2. The remaining needs being requested as part of this Supplemental BEST grant is to order two additional rooftop DX units that were added to the design (due to an increase in overall cooling load from 25.5 tons to 37.5 tons) as part of the overall re-design effort

that was being conducted in parallel with the pre-emptive ordering of the other aforementioned equipment to avoid any further cost escalations. These last two units (including ductwork, electrical, and associated work) will complete all the necessary components for the holistic HVAC upgrade to this facility with proper heating, cooling and fresh air/ventilation for the entire facility.

BUILDING B – HVAC SYSTEM UPGRADES:
A collaborative decision and budgeting process has now been conducted twice due to this project continuing to increase in cost and stay over a desired, fiscally responsible budget. Staying true to the goals for the project of eliminating maintenance and repair issues with the old boiler system and improving the health of the building through incorporating adequate ventilation is paramount and in accordance with our district facility master plan. In addition, as we have value engineered this work overtime, district decision-makers have wanted to ensure that the new infrastructure and equipment will allow for addition of cooling to the system in the future, which has been removed for the time-being due to the budgetary constraints.

By our own operational understanding of our building, the technical assessments and recommendations of our consulting engineers, qualitative input of the district's facilities teachers and staff, it is determined to achieve these goals while still being budgetary conscious, is to replace the boiler system with a new condensing boiler plant for heating, replace hydronic piping, and most importantly replace unit ventilators in all classroom and shop spaces. Ductwork, electrical, and associated work are all included in this updated project. The type of unit ventilators selected will have a cooling coil available for future use with the addition of a chiller.

While this is not the original solution we intended to install in the building (originally Air-Source VRF, then Packaged DX Rooftop Units), it is a logical and fiscally responsible step to put the backbone in place to fulfill our short-term budget goals and allow for future addition of the cooling to complete the system for the long-term future. This planned solution conforms with our district wide strategic plan.

The new central boiler system with unit ventilators will resolve the issues created from operating and maintaining four separate system types, aging mechanical equipment, and the poor indoor air quality from insufficient outside air ventilation. The system will be designed with individual temperature control to provide heating and “free cooling” fresh air/ventilation (in shoulder months) to all classrooms, offices, corridors, and common areas. The new unit ventilators will be correctly designed to provide the proper amount of ventilation air to each space throughout the building as required by code and modern standards for education environment.

This project will also create uniformity of systems and equipment for the entire Building B, which allows our maintenance staff to more effectively maintain, service, order and store parts, budget for and replace mechanical equipment going forward. This results in financially sound proactive upkeep, longer system performance and tangible budget savings.

The results of this project will drastically change the comfort of the educational environment and ensure the appropriate outside air ventilation to each space, while reducing our electrical and nature gas usage for additional ease on our operations budget. In simpler terms, this will maximize operational efficiency, system reliability, and an improvement to the educational environment and building occupants. We are comfortable with foregoing air-conditioning now, knowing that it will easily be added in the future to the system once funds become available.

SCIENCE LAB EXHAUST & VENTILATION SOLUTION:
The science lab will receive a comprehensive hood exhaust system replacement which will immediately provide the tools necessary to give the students complete educational program adequacy. This includes the demolition of all the existing equipment and the installation of a code compliant point of capture exhaust fume hood exhaust system. An exhaust fan will be installed in the chemical storage room to ensure dangerous chemicals do not accumulate in the space. A make-up air unit will also need to be installed atop the science lab in conjunction with the exhaust fans. The fresh make-up air will provide the lab with consistent ventilation while also ensuring the air balance in the space remains neutral. Without make-up air, the exhaust fans would negatively pressurize the building causing excessive infiltration and high heating costs in the winter.

EXPAND NEW DISTRICT-WIDE BAS CONTROLS TO BUILDINGS A & B:
A new building management system (BAS) will be installed in conjunction with the new HVAC systems and expand upon the new BAS system recently implemented at TMS and Building C, further centralizing the operations of the district mechanical systems. These systems can be controlled from a central interface and will have mobile accessibility for authorized staff. Equipment will be scheduled to setback the space temperature, and close outside air dampers to reduce heat loss and usage during unoccupied periods. More advanced control sequences will be implemented, such as demand controlled ventilation (CO2 control), variable volume pumping, supply air temperature reset, static pressure reset, and optimal start. These strategies and sequences are aimed at optimizing comfort, ventilation, and efficiency of the new system.

REPLACE ORIGINAL WINDOW SYSTEMS in BUILDING B:
Replacement and new seals at exterior fenestrations in conjunction with a new HVAC system would provide a significantly improved environment for the students, provide strategic cost advantages, and maximizes efficiencies in the performance and operation of a central HVAC system. Modern window systems have better thermal performance than older systems, because of double panes, thermal-break technology in their frames, and low-emissivity coatings on glass. A thermal break means that there is no contiguous metal conductor to carry heat from one side of the building envelope to the other.

With new windows many benefits will be made for the building occupants, including improved air quality when combined with the updated mechanical system and more consistent working environments which in turn allows less distraction and a better learning environment for students and staff. Moreover, these changes translate into a new HVAC system that is more

appropriately sized and designed to serve only the thermal loads that are intrinsic to the building and its occupants, not those that are wasted on unnecessary infiltration and the heat gains and losses due to poor insulation.

NEW LAY-IN CEILINGS & LED LIGHTING FIXTURE REPLACEMENTS (BUILDINGS A & B):
In conjunction with the new HVAC project proposed for Building B, which will require the removal of the existing tile and grid and flush-mounting fluorescent light fixtures, we have budgeted to replace this area of the high school with a new clean grid and tile and LED lighting fixtures (already purchased and in the original BEST grant budget) when these systems are reinstalled.

LED lighting fixtures replacements and new fire-rated suspended ceilings will also be incorporated in paths of egress and public common areas (cafeteria, commons, main office) in Building A, where the original fixtures have become a discomforting eye sore and routine maintenance problem to keep them decently clean and in workable condition. This will require replacement of the existing suspended ceiling with uncommon dimensions and ensure they are replaced with similar, but common 2x4 or 2x2 dimension fire rated ceiling tiles/grid. New flat panel LED fixtures will be installed in these ceilings. The district intends to hopefully utilize Contingency funds to complete the classroom fire-rated ceilings as part of this project as well but are currently not included due to budgetary constraints.

Original BEST grant funds have been allocated towards the ordering of the Lighting fixtures materials (new fixtures for Building B and Building A common areas; New LED tube retrofits for Building A Classrooms). Some of these funds were also used to install high-bay LED lighting in Building C. Overall, this project needs additional funds to fully complete the lighting scopes of work and to add back in the suspended ceiling replacements at a minimum for Building B (and hopefully Building A) which were removed from the original BEST grant project. The district was not aware the Building A ceiling tiles were fire-rated at the time of the original BEST grant submission in 2021. Once this was discovered, the price more than doubled for the replacement of the grid and tile with an equitable fire-rated solution.

NEW SECURED ENTRY VESTIBULE:
A secured (enclosed) vestibule will be added to the main entry. The secure vestibule will be created by adding a new interior wall with a second set of double (secured) doors to one of the main hallway intersections.

The existing exterior wall will remain, along with the double entry doors as they are currently secured and have accessible door hardware. The new vestibule will have security camera coverage and live monitoring, and a secure pass-through window into the school office.

The school's reception office will be extended from its current location eastward, allowing for a direct line of sight into the new vestibule. A staff person in the school office will be able to talk to visitors face to face via the pass-through window, without allowing them further access to the interior of the high school. The staff will have the ability to remotely lock/unlock both sets of doors to the secure vestibule, allowing greater control over who enters the building, by providing the and additional contained secured entry.

ASBESTOS ABATEMENT:
Minor asbestos abatement will need to be conducted to complete the HVAC projects in Building B and Building C. This removal is primarily contained to plumbing pipe insulation, HVAC boots, and miscellaneous other finishes the existing HVAC demolition.

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

(**Maximum** 4,000 characters including spaces.)

The master planning team worked closely with the district staff over multiple years to produce a strategic and actionable facility master plan. The detailed process consisted of four key steps: 1) understand the facility conditions, 2) develop solutions to address facility deficiencies through a life cycle cost decision making framework, 3) work with contracting partners to develop accurate cost estimates for the proposed solutions, and 4) strategically prioritize the solutions to produce a recommended project. At each step in the process, the master planning team utilized the feedback of licensed industry experts, engaged key stakeholders in the school community, and ensured all recommended solutions incorporated the appropriate codes and standards.

UNDERSTANDING FACILITY CONDITIONS
Licensed professional engineers and architects from the master planning team conducted multiple building audits over a three-year period to fully understand the existing conditions of each building. Additionally, the team incorporated the content of the CDE Facility Assessment into their plan to ensure a full accounting of the buildings was done. The fresh air that is currently being supplied to the buildings was compared against the code standard of ASHRAE 62.1 to determine if the ventilation needed to be improved. Finally, certified energy managers on the team analyzed the utility expenditure of the buildings to determine the potential for saving energy and reducing greenhouse gas emissions.

DEVELOP RESPONSIBLE SOLUTIONS THROUGH A LIFECYCLE COST APPROACH
The master planning team worked collaboratively with the district stakeholders to develop solutions that address the facility deficiencies. These solutions were developed with a lifecycle cost approach in mind. This approach evaluates potential solutions by looking at their first cost, maintenance costs, capital costs, utility costs, and qualitative factors over a 25-year period. The master planning team and district feel strongly that a life cycle cost framework illuminates the most responsible long-term solutions. As a consequence of the COVID-19 pandemic, the Center for Disease Control produced a multi-step checklist for

opening schools and ensuring educational facilities have greater resiliency in the event of future outbreaks. The recommended HVAC and building control solutions will allow the district to follow this checklist.

DEVELOP ACCURATE BUDGETS FOR SOLUTIONS
The master planning team engaged reputable contracting partners to provide pricing validation on the proposed solutions. Additionally, the team filled in any gaps in the sub-contractor budgets by utilizing their extensive internal database and extensive general contracting experience in the region. The end result are project budgets that are realistic and complete.

STRATEGICALLY PRIORITIZE THE SOLUTIONS TO RECOMMEND A PROJECT FOR IMPLEMENTATION
From the beginning, the goal of the master planning team was to help the district develop a roadmap for strategically tackling their facility needs. The team worked closely with the district to highlight critical life safety deficiencies that need to be addressed, find opportunities for synergistic projects, and navigate challenging budget constraints. The end result is a recommended project that gives the district confidence they are moving in the right direction.

*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.

(**Maximum** 4,000 characters including spaces.)

The deficiencies that warrant a true sense of urgency are by far and away the HVAC Systems in both Building B and Building C described in this application. Their expansive impact on the health and safety of our students and teachers, debilitating effect to our operations budget and comprehensive needs of the outlined in this application are most urgent. It should be noted that numerous other deferred/removed projects from the original BEST grant are directly related to the HVAC improvements including ceilings, lighting, windows, and asbestos abatement. These all correlate with the design and more importantly construction of the new HVAC systems, and thus were strategically removed from the original BEST project together.

If Trinidad School District is unable to adequately fund the needed improvements to Trinidad High School, these major deficiencies will continue their day-to-day negative impact on the health, safety, and overall educational experiences of our students. Without additional funding, the district is past the point where interim improvements can have a positive effect on these system's operation or effectiveness. These issues need to be addressed in a comprehensive manner. Many of these systems are interdependent, making it nearly impossible to single out any one need as more important than the others. All these improvements, in one way or another, impact the health and safety of our students – as well as the learning of our students – and all improvements must be addressed immediately and holistically.

Our pursuit of addressing Trinidad High School is a continuation of our overarching commitment to improving the entirety of our district facilities, stabilizing our operating budget for the long-term financial health of the district, getting out from under crippling deferred maintenance and committing a proactive capital renewal plan to ensure we never go back.

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) (http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines).

Yes

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

(**Maximum** 500 characters including spaces.)

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.

(**Maximum** 4,000 characters including spaces.)

CAPITAL RENEWAL BUDGET
In our previous grant applications, submitted for the TMS Renovation Project and the original THS Health & Safety BEST Grant, the district committed to including a minimum of $225 per student per year in new funding allocated to the district's Capital Renewal Budget, which is estimated to be upward of $200,000 in funds. Of these funds, $75,000 was earmarked and dedicated specifically towards the Preventative Maintenance Plan of the projects and major components at TMS and THS.

Our underlying long-term strategic plan anticipated addressing urgent needs at THS is still in place from the original application, and so our financial commitment to capital renewal was made in anticipation of needing to create a healthy fund balance to proactively support the improvements of both THS and TMS in the near-term, and the future proactive capital improvements that will be needed for the elementary school.

If we are able to complete these improvements in full per our original plan, we will allocate $75,000 of this capital renewal budget specifically to be dedicated towards the preventative maintenance of these projects, as well as the other planned THS facility needs that are not included in this grant application. The total anticipated investment is estimated to be $7.5 million in total project funds for Trinidad High School over the life of the systems from this (and previous) BEST grant requested improvements. This budget will maximize the life of the project and ensure funding for future replacement costs.

PREVENTATIVE MAINTENANCE PLAN
Once these major systems are replaced, budgeted funds currently used in a reactive manner will be reallocated into a meticulous Preventative Maintenance Plan, specific to THS. The proactive upkeep of these major systems will include regular seasonal servicing and inspections, filter replacement, and cleaning, and will build additional cash reserves for unexpected repair such as parts replacement after warranties expire.

Additional annual net operational savings are expected as a result of our current and future O&M costs, and these funds will remain in the district's operations and maintenance budget to be allocated to proactive measures, addressing deferred maintenance, and increased support for Maintenance Staff.

We have previously provided a document with the original grant that details anticipated maintenance expenditures for proactive upkeep, both professionally and in-house, of this project's major systems. This has been used during our financial planning to this point as a basis for a Preventative Maintenance and Capital Renewal Plan. Based on this due diligence, the district is planning for committed annual expenditures of $14,479/year, conservatively, specifically towards these major systems.

SYSTEMS COMMISSIONING
New HVAC and control systems installed will also undergo a rigorous commissioning process, which ensures that common operational issues are identified and remedied before installing contractors leave the site. The process certifies the adherence of the work to the design intent and acts as a method of quality control. In general, projects which are commissioned use 16% less energy, result in a more comfortable building, and pass far fewer issues on to the customer post-construction.

OWNER TRAINING OF NEW SYSTEMS
District staff will receive dedicated training, support and on-boarding of the new HVAC and Building Management Systems during and after the project. Periodic onsite training and education will be provided by the design professionals throughout the project to help our staff gain familiarity with the operations and maintenance responsibilities. Formal training sessions will be provided by design engineers and installing trade contractors when systems are fully operational. On-going training and support may be required to ensure that our staff receives the proper knowledge of the system's operations, maintenance, repairs and replacement responsibilities.

Historical Capital Outlay Budgeting

K. * 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) (http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy) requirements, per §22-43.7-109(4)(d) C.R.S., 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.*

(**Maximum** 4,000 characters including spaces.)

During 2022-23 Fiscal Year, approximately $225/FTE was spent by the district towards capital outlay projects, which were primarily made up of emergency repairs and reactive upkeep of current systems.

To best prepare for the upcoming year's capital projects and facility needs, the district collaborates with our Head of Facilities and maintenance personnel, administrators, principles, and school board members on how to best prioritize and commit towards anticipated capital outlay projects.

Adjacent Structures

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

No

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

AHERA

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

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

Yes

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

Yes

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

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:

O. * 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

Return to top of page

Print Final Application

III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage:	36.00%
B. * Actual match on this request *(If line "B" is less than line "A", submit a Waiver Application.)*	5.00%

Waiver required.

Project Costs

C. * Project Costs *(Must match total project costs from the applicant's detailed project budget (http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget) and all costs listed in section IV)*	$3831764
D. * Applicant Grant Request	$ 3640175.8
E. * Applicant Match to this Project	$ 191588.2
F. Previous Grant Awards to this Project	$3622359
G. Previous Matches to this Project	$1866064
H. Total All Phases	$ 9320187

Additional Information

Please provide the following additional information from your detailed project budget

I. * Where will the match come from? *(I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)*

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.

The match being requested will come from what is remaining from bond funds (2019 bond) and possibly having to access capital reserve funds if needed.

If Bond, when will election be held?	N/A

J. 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.

N/A

K. * Project Area *(Affected Square Feet)*	122414
L. * Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency	122414
M. * Number of pupils in affected school(s) *(From your Oct. 1 Pupil Count)*	213
N. * Cost Per Square Foot *(Total Project Cost/Affected sq. ft.)*	$ 76.14
O. * Escalation % identified in your project budget	10%
P. * Construction Contingency % identified in your project budget	8%
Q. * Owner Contingency % identified in your project budget	5%
R. * Anticipated Start Date *(MM-DD-YY)* ⚠ ***Note: See ii. Project Expense Reimbusement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.***	09-01-23
S. * Anticipated Completion Date *(MM-DD-YY)* ***Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026***	12-01-24

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

OVERVIEW
The Detailed Project Budget was collaboratively developed, revised, and re-budgeted (multiple times) by the expertise of professional cost-estimators, trade contractors, construction management professionals and registered design professionals for architectural, structural, mechanical and electrical engineering design and planning. Each have extensive industry and specialized experience, a detailed understanding of our district's needs spanning nearly six years, and knowledge of the past, present, and near-future construction landscape in the State of Colorado, particularly Southeast Colorado which has been majorly affected in the last two years by cost significant cost inflation along with lack of available and qualified subcontractors to not only responsibly bid

work, but also have the bandwidth to complete it on time and on budget. This situation has impacted numerous school districts in rural Southeast Colorado along with other public entities trying to complete construction projects at this time and affected by hyper-inflation costs and scarcity of qualified contractors.

PROFESSIONALS ON DEVELOPMENT TEAM
The TSD1 development team has worked together for six years since the Facility Master Plan effort began in 2017. They are a collective of professionally-licensed design professionals and personnel that includes an architect (AIA, LEED AP BD+C) from Anderson-Hallas, a structural engineer (P.E) from JVA Consulting Engineers, three mechanical engineers (P.E), an electrical engineer (P.E.) and two Professional Construction Managers from Willdan Group, Inc., all of whom are professionally licensed in the State of Colorado and combined decades of industry experience. Every member of this team has focused their careers specifically on the renovations of existing facilities, historic preservation, and the public sector clients.

METHODOLOGY
Initial estimates were derived from the most 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. Detailing and refinement of estimates by our development team applied their internal project databases of recently completed projects of similar scope, actual project costs and hard-bids, and contractor quotes, as well as the consideration of regional market conditions, and their experience in a variation in professional disciplines and specialty expertise.

Schematic design details, quantities and unit costs in the comprehensive estimates are unique to current conditions and anticipated projects of Trinidad High School. They derived from designers' own field measurements, dedicated site visits, dimensional floor plans, and scaled floor plans and supported by in-depth scope development process, collaborative planning, and extensive feedback from key district staff. Estimates are holistic and include all expected hard costs and soft costs relevant to the scopes of work from project development and professional design through to implementation and post-construction services.

SCOPE VALIDATIONS
Major scopes of work were estimated in collaboration with, or reviewed by, independent trade contractors specializing in the scopes of work, and with intimate familiarity of TSD1 district faciltiies. In addition, most all scopes have at least been through a formal bid process once. Although re-designs and VE of some systems has changed cost estimates/budgeting for those respective scopes. The included professionals in the estimating, budgeting, and/or bidding to-date include:

1. Professional In-House Estimators – Willdan
2. Third Party Estimating Firm – The Construction Management Group (TCMG)
3. Mechanical Contractors
4. BAS Contractor
5. Electrical Contractors
6. Windows Contractor
7. Ceiling Contractor
8. General Contractor

ESCALATIONS & CONTINGENCIES
Re-calibration of anticipated cost escalations have been factored into the estimated project scope for this Supplemental grant request given the volatility in equipment and materials costs, rising construction demands in the region, and shortage of skilled labor willing to work in Southeast Colorado. The escalation also factors that actual pricing for work would be secured for all removed/deferred scopes of work in this grant request by Spring of 2024 in advance of completing all remaining invasive construction to a substantial completion of all projects by August 2024.

Appropriate construction and estimating contingency are included based on the level of project development and volatile industry trends. The level of clarity in what scopes have cost through multiple pricing exercises has strengthened confidence in this amount. Owner's contingency is included in a consistent manner with the previous grant requests. Design costs were estimated relevant to applicable division costs, and costs for bonds, insurance and general contractor fees were accounted for.

U. * *Project Management:* Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?

Trinidad School District from the beginning of our master planning in 2017 through numerous construction projects over the last 5+ years has been willing to pursue a fair, competitive, and transparent selection process for professional services, contractors and consultants. We secured our integrated project team to deliver Design-Build construction projects through a competitive RFP process after the the original BEST grant application for the Middle School Renovation project in 2019. The district selected the most qualified firm to provide the development, professional design, contractor procurement, competitive pricing management, onsite construction management, and post-project support services, emphasizing Trinidad contractor local participation for the projects detailed in this grant application under a Guaranteed Maximum Price (GMP) contract.

It was important to the district that this integrated project team worked synergistically throughout the entirety of the project timeline, reporting directly to our committee on a weekly basis, communicating effectively, certifying the execution and operational performance of the improvements, and delivering to the highest-quality implementation of our capital improvement project. This Design-Build team selected includes a professional architect, engineers and construction management firm that has led and managed the project through the successful TMS Renovation Project, Bond Project, and preliminary and ongoing efforts with this High School BEST grant project.

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

Trinidad went through a competitive Facility Master Planning selection process and also a Design-Build RFP process for our original BEST grant (2019 Middle School) and Bond Project (2019 District-wide) to select the most qualified, and integrated Design-Build team. The district selected Anderson Hallas Architects, JVA, and Willdan Performance Engineering to complete the master planning and execution of these projects.

Other funding options

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

In 2019, the Trinidad Community overwhelmingly approved a 2019 ballot issue for a General Obligation Bond to fund our previously award BEST Grant for the Trinidad Middle School Renovation project, as well as an additional $2.9 Million to be used specifically on the critical needs of Trinidad High School. This demonstrated support from our community has been critical to staying on track with our long-term strategic plan and vision for TSD1. With these funds dedicated for Trinidad High School, we were able to advance our strategic plan and this critical next step. We committed a portion of these funds as our district match for the original Trinidad High School BEST grant request (approximately $1.9M).

Additionally, to resolve financial challenges related to our facilities, the district's Board of Education made the difficult, but necessary decision to no longer utilize Eckart Elementary School facility and consolidate our district facilities from four to three. Our commitment to assess our space utilization and associated financial commitments to our facilities helped guide this decision-making process, and it will result in a more efficient use of our district facilities, buses, and other utility and operational expenses.

We are proud to note that we were able to accomplish a facilities consolidation without cutting any teacher or staff positions, or any educational programming.

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? *(Type NA if not applicable)*

N/A

Return to top of page

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Trinidad 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.

The community of Trinidad agreed in November of 2019, after one failed attempt the year prior, to support a bond to qualify for BEST Grant assistance. The bond was in the amount of $7,345,000 and identified to complete significant health and safety upgrades in line with the District Facility Master Plan. The first phase of work was for major renovations at the Middle School, which was already so graciously awarded a BEST grant earlier in 2019. The match for Trinidad that year was ~$4.5M (29%).

The second phase of work was for significant upgrades at the High School campus and was again kindly approved by the CCAB board during the 2021-22 BEST grant cycle. This time the district was able to pre-emptively bring a full match to the table upfront, again utilizing bond funds from 2019 in the amount of $1,866,064 (34%).

The remaining bond funds have already been expended on non-traditional priorities of the BEST program at each of the schools. A small amount of funds remain but are allocated for ADA improvements across the High School Campus. We have followed through on our commitment to the community in using the $7.345M in bond funds to match two successful BEST grants and the rest go towards other prioritized improvements in the district.

While Trinidad Schools still has debt capacity available, it has been traditionally very difficult to pass bond issues and MLOs in our community. Prior to the bond passage in 2019, a similar referendum failed in 2018 and an MLO failed in 2016, with the last successful bond passage happening in 1999. Our community has historically been very conservative with mill levy increases above and beyond our historical thresholds, especially as we have seen ongoing fluctuation with our assessed valuation and declining enrollment over the last 15-20 years. If a bond was attempted later this year and fails, that essentially puts the district at least two more (if not three) construction cycles away from being able to finish our High School project that was originally started back in 2021. We will further be exposed to inflation risk and cost escalation, amongst other timing, contracting, and building operation challenges. The district cannot afford to contribute any additional funding without compromising academic programs and the ability to compensate staff.

(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.

One financially challenging circumstance is that our district has been experiencing declining enrollment by losing over 500 students in the last 15 years (see question 2A below). This has greatly affected our state-aid. One remedy to counteract this was moved forward with in 2020, when we made the difficult decision to close an Elementary School to reduce our overall operating costs as a district. We felt this was responsible from an operations and space utilization standpoint and after initial pushback from the community, has been widely accepted.

A more unique, and unusual financial burden is that located within our community is an online school with a student count of approximately 300 students. Since the majority of those students reside within district boundaries, we are obligated to permit those students to participate in co-curricular activities including athletic programs, band, student debate, etc. at no cost to the online students. This places an additional financial burden on the district to accommodate the needs of these students without any supplemental financial support (further exacerbating our reduction in actual FTE's).

(3000 characters max)

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

Match Factor (To be Completed by CDE)	***Figure Used in Match Calculation***	***Weighted %***	***Out of Weighted Max%***
Per Pupil Assessed Value	$185,192.98	4.18%	8% max
Median Household Income	$42,310.00	1.92%	18% max
Free and Reduced Lunch %	70.2%	2.33%	23% max
Bond Elections in the last 10 years	2	-2%	-1% per attempt
Bond Mill Levy	4.29	12.66%	23% max
Remaining Bond Capacity	$22,137,723.00	13.57%	23% max
Unreserved Fund Balance as a % of Annual Budget	49.40%	2.92%	5% max
	Total CDE Minimum Match	**36**	100%

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

As previously mentioned, our district has been impacted by a reduced assessed valuation resulting from the decline of the natural gas extraction industry in our boundaries, which had provided a significant number of jobs and supported the local economy, property taxes, and student enrollment. The district's assessed valuation has declined in Trinidad and other areas within our district boundaries. Due to TABOR, the district's mill levy remains constant; however, as applied against a reduced AV, the net amount of revenue has proportionally decreased as well.

Other factors above that inaccurately reflect our financial capacity as a district is our remaining bonding capacity. While we have around more like $18,500,000 in remaining bonding capacity, our community will most likely not allow an increase in more bond mills this close to our recent election in 2019. The impacts of inflation in the last two years have not only affected our construction project, but has also greatly affected our community members financially, which as you can see by the 70.2% of students eligible for Free and Reduced Lunch (which has been as high as 75%+ in recent years). Also, the Median Household income has been as low as $36,000 in recent years. The majority of our community just doesn't have the means and interest in absorbing more taxes at this time.

(3000 characters max)

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

To ensure complete coordination of TSD1's planned improvements to be accomplished with the potential Supplemental BEST grant assistance, TSD1 has engaged the efforts of Willdan Group. Willdan has accomplished the updating of the district's Master Plan and corresponding capital improvement needs assessment, prioritization effort, re-budgeting, and district-wide engagement/inclusion in priorities and directional meetings to still fulfill our intended goals for the project.

In addition to their assistance, the district has relied heavily on the South Central BOCES, Colorado Education Initiative, and Generation School Network for assistance in researching and writing grants. Particular emphasis has been requested of these partner entities to look into viability at all levels: Federal, State, Regional, and even local to Trinidad.

Federally we have explored the Inflation Reduction Act of 2022, US Department of Agriculture (USDA) programs, Renew America's Schools (Dept. of Energy), Dept. of Homeland Security, and other Sources. Unfortunately, most of these programs are not applicable to K-12 school district standard "renovation" projects, but typically have either more emphasis on advanced technologies (renewable energy, advanced systems and infrastructure, deep energy efficiency, etc.) which would actually increase our budget for HVAC and other systems to even qualify for. Others, such as the USDA are more community-based and less focused on K-12 schools.

At the state level we have explored the SB22-051 Heat Pump Tax Credit, the Colorado Energy Office Geothermal Grant Program, and the Department of Local Affairs – Energy and Mineral Impact Assistance Fund grant. Again, the Heat Pump and Geothermal are great opportunities, but those more expensive systems would actually increase our costs, offsetting the benefit of the tax credits or grant amounts to improve our project's financials. In the case of the DOLA EIAF grant, we have explored possibilities with our Regional Manager, Las Animas County, and the City of Trinidad in regard to a partnership. Unfortunately, it is our understanding there isn't enough "sharing" of our facilities with these other local entities to truly qualify for a "successful multi-governmental grant submission".

Regionally we have explored the El Pomar and Gates Foundation grant programs which heavily serve our region, but have historically been difficult to obtain funds related to K-12 school district "facility" projects.

We did have a successful submission to offset some of our safety priorities by being awarded $250,000 from the Department of Homeland Security – Safety and Security Disbursement Grant in 2022. This has been extremely helpful to accomplish complementary security projects that correspond with the safety components of this High School BEST grant project (but were not part of the original grant submission).

(3000 characters max)

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

CDE Minimum Match percentage	36
Match Percentage Requested	5
Amount of requested reduction from CDE Minimum	31

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N