



Racquel Akerly <rakerly@auroraacademycharter.com>

RE: Email Discussion / Vote

10 messages

Racquel Akerly <rakerly@auroraacademycharter.com> Thu, Dec 18, 2025 at 8:32 AM
To: Kayla Horne <khorne@auroraacademycharter.com>, Tonoa Manuel <tmanuel@auroraacademycharter.com>, Megan Lang <mclang@auroraacademycharter.com>

Good Morning,

During our recent board meeting, we talked about hiring a professional owner's representative from LaCouture, Inc. to help the Board and Ms. Tracy with applying for the Best Grant, redesigning administration to ensure compliance and improve nurses' office safety, and reevaluating the master plan. I have notes here for your review, along with her proposal.

Notes [HERE](#)

Proposal [HERE](#)

After reviewing, please confirm. Once all questions are answered, I will call an email vote.

Additional Information: Ms. Tracy re-applied to the Charter School's Facilities Assistance Program. We received this last year (approx. 74K), so we are hoping to be approved this year as well.

This entire email thread will be posted on our website in compliance with Sunshine/Open Meetings transparency requirements. Please keep all responses directly related to the matter under discussion and avoid side conversations.

Racquel Akerly

Board of Directors | *President*

✉ rakerly@auroraacademycharter.com



Kayla Horne <khorne@auroraacademycharter.com> Thu, Dec 18, 2025 at 9:12 AM
To: Racquel Akerly <rakerly@auroraacademycharter.com>
Cc: Tonoa Manuel <tmanuel@auroraacademycharter.com>, Megan Lang

<mtlang@auroraacademycharter.com>

This looks like a great proposal. My only question is- do you want to go look at st Elizabeth first? If the door to another facility is closed I think this is an easy yes.

[Quoted text hidden]

Racquel Akerly <rakerly@auroraacademycharter.com>

Thu, Dec 18, 2025 at 9:17 AM

To: Kayla Horne <khorne@auroraacademycharter.com>

Cc: Tonoa Manuel <tmanuel@auroraacademycharter.com>, Megan Lang

<mtlang@auroraacademycharter.com>

This proposal would enable us to bring in professionals to assist with facility needs if we decide to pursue that option.

Racquel Akerly

Board of Directors | *President*

✉ rakerly@auroraacademycharter.com



[Quoted text hidden]

Tonoa Manuel <tmanuel@auroraacademycharter.com>

Thu, Dec 18, 2025 at 10:17 AM

To: Racquel Akerly <rakerly@auroraacademycharter.com>

Cc: Kayla Horne <khorne@auroraacademycharter.com>, Megan Lang

<mtlang@auroraacademycharter.com>

I agree with Kayla I was curious about St. Elizabeth and if thats an option. I appreciate the response Racquel.

[Quoted text hidden]

-- Cheers!

Tonoa L. Manuel

Board Vice President | *Resource Development Committee Chairperson*

tmanuel@auroraacademycharter.com



Racquel Akerly <rakerly@auroraacademycharter.com>
To: Manuel Tonoa <tmanuel@auroraacademycharter.com>
Cc: Kayla Horne <khorne@auroraacademycharter.com>, Megan Lang
<mtlang@auroraacademycharter.com>

Thu, Dec 18, 2025 at 10:28 AM

Tonoa are you comfortable with the proposal.
I need yours and Megan's votes on this sometime today.

Racquel Akerly

Board of Directors | *President*

✉ rakerly@auroraacademycharter.com



On Dec 18, 2025, at 10:17 AM, Tonoa Manuel
<tmanuel@auroraacademycharter.com> wrote:

[Quoted text hidden]

Racquel Akerly <rakerly@auroraacademycharter.com>
To: Manuel Tonoa <tmanuel@auroraacademycharter.com>
Cc: Kayla Horne <khorne@auroraacademycharter.com>, Megan Lang
<mtlang@auroraacademycharter.com>

Thu, Dec 18, 2025 at 11:40 AM

To clarify, the Elizabeth School is not dependent on this proposal.
They're separate conversations, or an additional conversation to this proposal.
This proposal is intended to assist with

- Master plan for this building or any other we look into
- The BEST Grant
- Redesigning our administrative office to address our noncompliant nurses' office.

Racquel Akerly

Board of Directors | *President*

✉ rakerly@auroraacademycharter.com



[Quoted text hidden]

Kayla Horne <khorne@auroraacademycharter.com> Thu, Dec 18, 2025 at 12:15 PM
To: Racquel Akerly <rakerly@auroraacademycharter.com>
Cc: Manuel Tonoa <tmanuel@auroraacademycharter.com>, Megan Lang <mtlang@auroraacademycharter.com>

My vote is yes

[Quoted text hidden]

Tonoa Manuel <tmanuel@auroraacademycharter.com> Thu, Dec 18, 2025 at 12:19 PM
To: Kayla Horne <khorne@auroraacademycharter.com>
Cc: Racquel Akerly <rakerly@auroraacademycharter.com>, Megan Lang <mtlang@auroraacademycharter.com>

My vote is yes! Proposal is good!

[Quoted text hidden]

Megan Lang <mtlang@auroraacademycharter.com> Thu, Dec 18, 2025 at 12:45 PM
To: Tonoa Manuel <tmanuel@auroraacademycharter.com>
Cc: Kayla Horne <khorne@auroraacademycharter.com>, Racquel Akerly <rakerly@auroraacademycharter.com>

The proposal looks good to me. I vote yes.

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Dec 2, 2025 | AACS / MOA / FP On Site Meeting

Attendees: Amy Tracy Kristine Wille-Matney Racquel Arnold Kayla Horne
evogel@moaarch.com mbaltazar@fransenpittman.com atrunnell@moaarch.com

- **Kristine Wille-Matney** - LaCourture
 - OR Firm - Owner Representative
- **Ashley Trunnell** - MOA (Design Consultant)
 - Architect
 - Firm has been here for 40 years
- **Eric Vogel** - MOA (Design Consultant)
 - Executive Design
 - Been at MOA for 17 years
- **Mark Baltazar** - General Contractor
 - Construction oversight manager
 - Takes ideas and apply it to strategy and cost

Notes

- Master Plan needs - 2021 was the last Master we have reviewed
 - Prioritizing Nurse's Office
 - Includes Office space
 - 2-3 options will be drawn
 - Estimates will be rough based on cost/sq ft only
 - Higher contingency needs to be in place because of this
 - Master Plan
 - What are things we are lacking that is within' this space
 - Auditorium
 - We have performing based students
 - Theatre, Band, Choir, GT kids
 - Town Halls
 - Parent Communications - Back to School Night
 - Fields for our sports program
 - Insulated classrooms
 - Classrooms are not sound proofed
 - ie: testing time v. band class
 - Classrooms need to be sized more respectfully
 - All classrooms
 - Special Education
 - ELD - To serve the demographics we now have (grown)
 - Pull out spaces
 - *Gut the space to recreate*
 - Eminent Domain space
 - Evaluating the building if the land was not acquired

- In about 30 days we will have a definite “yes” or “no”
 - Maintaining 2 track classrooms
- BEST Grant
 - Focusing on safety
 - Need contractor’s assistance with bidding - Ashley and Mark have experience with the BEST grant
 - Construction costs escalates every year
 - They can tell when the ask isn’t covering enough
 - Their strategy helps facilitate this
 - Funding has gotten cut so this year is going to be treading untested water
 - Not having security measures in place to create a stronger story
 - Time
 - Personnel
 - Etc.
- Permitting Time Frame for the Admin. Space - August 3, 2026 Ideal completion date
 - Running less than 8 weeks from permitting
 - Pre-application meeting with the city of Aurora
 - For Summer work
 - Permitting and Materials drive the project
 - By the first week of March we should be fully permitted for the project in order to be completed on time.
- Fee Proposal will most likely need to be approved by the Board sometime this week in order to stay on track - Expedited Process
- Next Steps
 - Eric will provide two different option plans for FP
 - Mark will create rough orders of magnitude on what that would look like
 - Load into a proforma to estimate full costs more closely (still an approx.)
 - Create a go, no-go on pricing and overall project
 - Submit to Racquel and Amy
 - Present Financial pieces/plan to the Board and Bart

Action items

- ~~Racquel and Kayla Update Meeting/Discussion~~
- ~~Racquel connect with Bryce regarding the actual possibility for eminent domain (1 week for answers)~~
- ~~Eric will provide two options with approximate costs per option~~
- Invite Kristine to our Finance Meeting
- ~~Invite Kristine to our Board’s Special Meeting to present the options and break down her proposal to work with and for us as an Owner’s Representative~~